LOT 23 TIMBERLANDS S/D PHASE 1
WD 1134-1698, WD 1163-1539, QC 1

HATHAN SHRIHAN R/ABUAYYASH HAMZAEH I
204 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

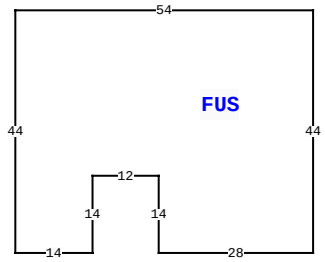
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.00 1.00/

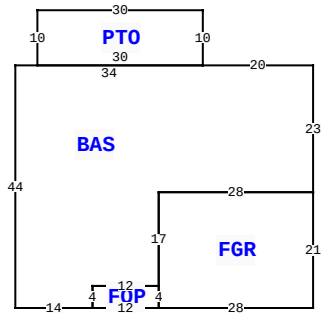
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	138,143
FGR	588	55		323	25,644
FOP	48	30		14	1,111
FUS	2,208	100		2,208	175,299
PTO	300	5		15	1,191
TOTALS	4,884			4,300	341,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,300	112.5180	126.02	541,886	2008	2008	0	20	0	17.00	63.00

1 SINGLE FAM 100% - 2019 Heated Area: 3948 HX Base Yr 2019





204 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,388
TOTAL MARKET OB/XF VALUE		6,350
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		370,238
SOH/AGL Deduction		105,679
ASSESSED VALUE		264,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,837
TOTAL JUST VALUE		370,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27075	SFR	1,286	06/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2223	7/18/2016	WD	Q	I	01	220,000
GRANTOR: LISA LOWE POWER & JOS						
GRANTEE: SHRIHAN R HATHAN &						
1268/1238	1/21/2014	QC	U	I	11	100
GRANTOR: LISA LOWE POWER						
GRANTEE: LISA LOWE POWER & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N10 W30 S10 E30$ W34 S44 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E28 N21 W28 S17$ N17 E28 N23$ PTR= N30 FUS= N44 W54 S44 E14 N14 E12 S14 E28$ S30$. .

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,850.00	UT	3.00	3.00	100	2008	2008	3	100	5,550	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,350

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/02/2025 BY SYS