LOT 17 INDIAN RIDGE S/D PHS 1.
WD 1173-1086, QC 1532-2790

NAJEM RICHARD/NAJEM HILIA
188 NW TIMUCUE R
LAKE CITY, FL 32055

2027

05-3S-16-01809-117

BUILDING CHARACTERISTICS

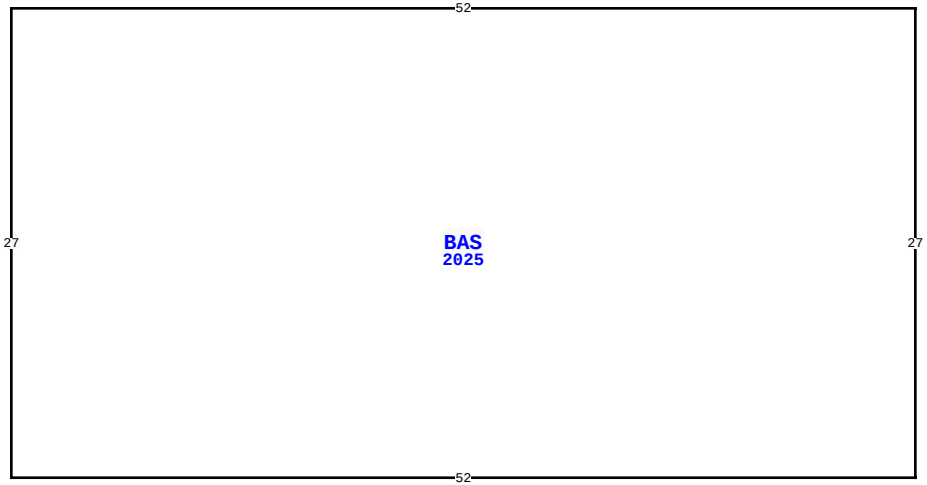
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	90,513
TOTALS	1,404			1,404	90,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,404	113.5000	90.80	127,483	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



188 NW TIMUCUA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	0030	BARN,MT	0	100	18	20	360.00	UT	11.00	11.00	100	2018	2018	3	100	3,960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	30	27	810.00	UT	3.50	3.50	100	2018	2018	3	100	2,835	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2025	2024		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,513
TOTAL MARKET OB/XF VALUE		18,295
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		173,808
SOH/AGL Deduction		9,857
ASSESSED VALUE		163,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,540
TOTAL JUST VALUE		173,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29733	M H	678	10/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2790	12/18/2024	QC	U	I	11	100
GRANTOR: NAJEM RICHARD ETAL						
GRANTEE: NAJEM RICHARD						
1173/1086	5/15/2009	WD	Q	V	01	51,000
GRANTOR: WESTRIDGE INC						
GRANTEE: RIDHARD NAJEM ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,10] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,295

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	0200	C	MBL HM	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/08/2018 BY BC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS