LOT 29 INDIAN RIDGE S/D PHS 2.
WD 1170-407,WD 1183-313, WD 1183

MILLER KEITH A/MILLER TAMELA M
285 NW TIMUCUA DR
LAKE CITY, FL 32055

2026

05-3S-16-01809-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

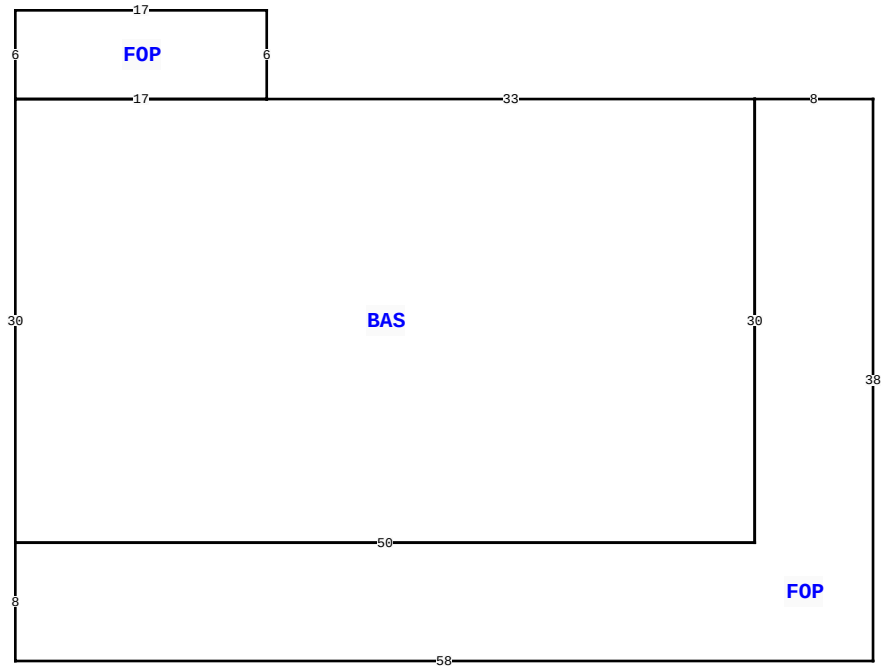
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 5316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	188,905
FOP	102	30		31	3,904
FOP	704	30		211	26,572
TOTALS	2,306			1,742	219,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	125.5380	143.11	249,298	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 1500 HX Base Yr 2014



285 NW TIMUCUA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,382
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		60,645
TOTAL MARKET VALUE		292,027
SOH/AGL Deduction		78,461
ASSESSED VALUE		213,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,155
TOTAL JUST VALUE		292,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31109	SFR	678	06/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1693	8/25/2011	WD	Q	V	01	70,000
GRANTOR: BULLARD DENUNE INVEST						
GRANTEE: KEITH A & TAMELA M						
1212/1540	3/25/2011	WD	U	V	38	68,600
GRANTOR: BRUCE D & STEPHANIE G						
GRANTEE: BULLARD DENUNE INVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FOP= N6 W17 S6 E17$ W17 S30 FOP= S8 E58 N38 W8 S30 W50$ E50 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0031	BARN,MT AE	0	100	25	48	1,200.00	UT	9.00	9.00	100	2013	2013	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		A-3	0.00	0.00	9.33	AC		1.00	1.00	1.00	6,500.00	6,500.00	60,645							

REVIEW DATE 05/08/2018 BY KR Total Acres: 9.33 Total Land Value: 60,645 Market: 0 Agricultural: 0 Common: 60,645 PRINTED 05/08/2026 BY SYS