LOT 1 TIMBERLANDS S/D PHASE 1.
WD 1151-2385, WD 1358-1720, WD 1

BLANCO ALEC VALENTINE/BLANCO RYZELL DESTINY
287 SW CREST GLN
LAKE CITY, FL 32024

2027

10-4S-16-02856-101

BUILDING CHARACTERISTICS

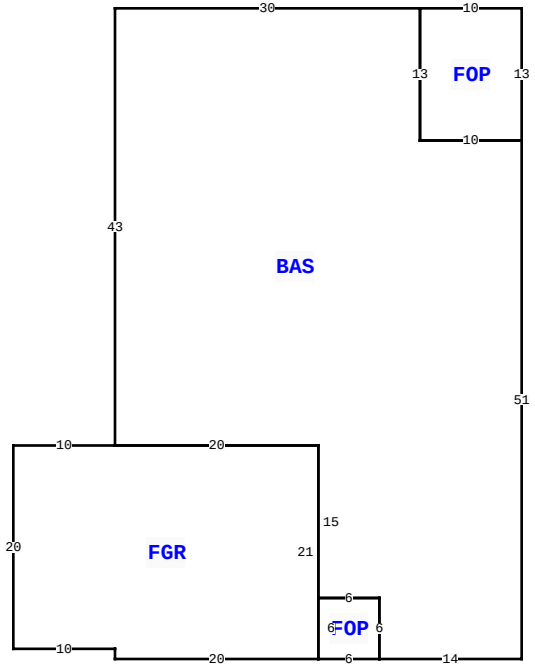
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	242,574
FGR	620	55		341	41,903
FOP	36	30		11	1,351
FOP	130	30		39	4,792
TOTALS	2,760			2,365	290,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	121.4246	133.57	315,893	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 1974 HX Base Yr 2023



119 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	2,092.00	UT	2.00	2.00	100	2017	2017	3	100	4,184	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		290,622
TOTAL MARKET OB/XF VALUE		4,184
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		319,806
SOH/AGL Deduction		103,494
ASSESSED VALUE		216,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,901
TOTAL JUST VALUE		319,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34770	SFR	818	12/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/2755	7/31/2026	WD	Q	I	01	410,000
GRANTOR: DYE JAMEE-LEE LYNN						
GRANTEE: BLANCO ALEC VALENTI						
1470/1028	6/17/2022	WD	Q	I	01	360,000
GRANTOR: PRATHER BILLY G						
GRANTEE: DYE JAMEE-LEE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S43 FGR= W10 S20 E10 S1 E20 N21 W20$ E20 S15 FOP= S6 E6 N6 W6$ E6 S6 E14 N51 FOP= N13 W10 S13 E10$ W10 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,184

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	25,000.00	25,000.00	25,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS