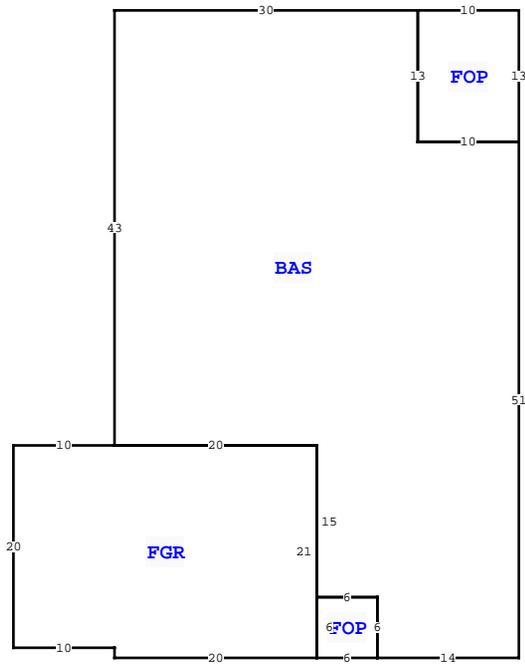


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100

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	138.42	327,363	2017	2017	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1974 HX Base Yr 2023													



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	251,382
FGR	620	55		341	43,425
FOP	36	30		11	1,401
FOP	130	30		39	4,966
TOTALS	2,760			2,365	301,174

119 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

L N	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	2,092.00	UT	2.00	2.00	100	2017	2017	3	100	4,184	

TOTAL OB/XF 4,184

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			301,174	
TOTAL MARKET OB/XF VALUE			4,184	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			330,358	
SOH/AGL Deduction			120,346	
ASSESSED VALUE			210,012	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			158,601	
TOTAL JUST VALUE			330,358	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			325,809	

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
1470/1028	6/17/2022	WD Q	Q	I	01	360,000
GRANTOR: PRATHER BILLY G						
GRANTEE: DYE JAMEE-LEE LYNN						
1387/0779	6/20/2019	WD Q	Q	I	01	235,200
GRANTOR: REX & BARBARA JEAN SC						
GRANTEE: BILLY G PRATHER						

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\$.