LOT 4 TIMBERLANDS S/D PHASE 1.
WD 1134-1698, WD 1151-1984

WARD MATTHEW B
187 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-104

BUILDING CHARACTERISTICS

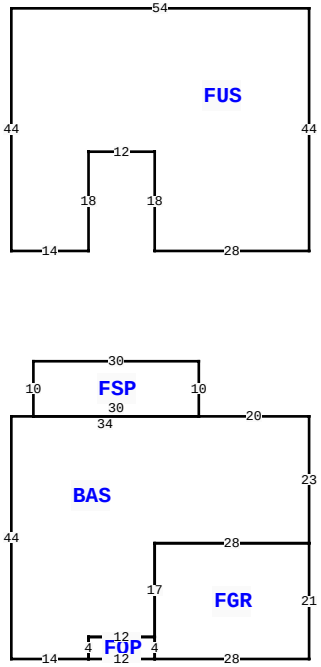
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	132,794
FGR	588	55		323	24,651
FOP	48	30		14	1,068
FSP	300	40		120	9,158
FUS	2,160	100		2,160	164,847
TOTALS	4,836			4,357	332,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,357	110.1240	121.14	527,807	2008	2008	0	20	0	17.00	63.00

1 SINGLE FAM 100% - 2009 Heated Area: 3900 HX Base Yr 2009



187 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,470.00	UT	1.85	1.85	100	2008	2008	3	100	2,720	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	332,518
TOTAL MARKET OB/XF VALUE	6,620
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	364,138
SOH/AGL Deduction	109,894
ASSESSED VALUE	254,244
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	202,833
TOTAL JUST VALUE	364,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052219	Roof Replacement	28,000	01/31/2025
26622	SFR	1,286	01/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/1984	5/23/2008	WD	Q	I		248,428
GRANTOR: MARONDA HOMES INC						
GRANTEE: MATTHEW B WARD						
1134/1698	10/10/2007	WD	Q	V	02	468,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= 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 N18 E12 S18 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,620

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 02/17/2025 BY jerry Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS