LOT 8 TIMBERLANDS S/D PHASE 1.
WD 1134-1698, WD 1167-2012

MINSTER RALPH A
277 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-108

BUILDING CHARACTERISTICS

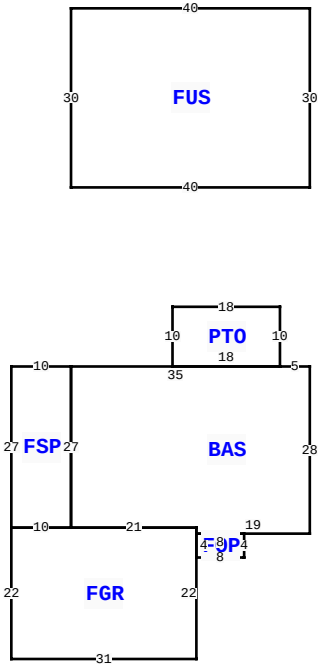
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,099	100		1,099	106,770
FGR	682	55		375	36,432
FOP	32	30		10	972
FSP	270	40		108	10,492
FUS	1,200	100		1,200	116,582
PTO	180	5		9	874
TOTALS	3,463			2,801	272,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	106.4090	117.05	327,857	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 2299 HX Base Yr 2010



277 SW TIMBER RIDGE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,121
TOTAL MARKET OB/XF VALUE	5,994
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	303,115
SOH/AGL Deduction	97,508
ASSESSED VALUE	205,607
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	154,196
TOTAL JUST VALUE	303,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050030	Roof Replacement	15,700	06/03/2024
27131	SFR	926	06/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/2012	2/19/2009	WD	Q	I	01	202,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: RALPH A MINSTER						
1134/1698	10/10/2007	WD	Q	V	02	468,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 PTO= N10 W18 S10 E18$ W35 FSP= W10 S27 E10 N27$ S27
FGR= W10 S22 E31 N22 W21$ E21 S1 FOP= S4 E8 N4 W8$ E19 N28$
PTR= N30 FUS= N30 W40 S30 E40$ S30$.

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	1,998.00	UT	3.00	3.00	100	2008	2008	3	100	5,994	

LAND DESCRIPTION

TOTAL OB/XF 5,994

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 07/31/2024 BY JS Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS