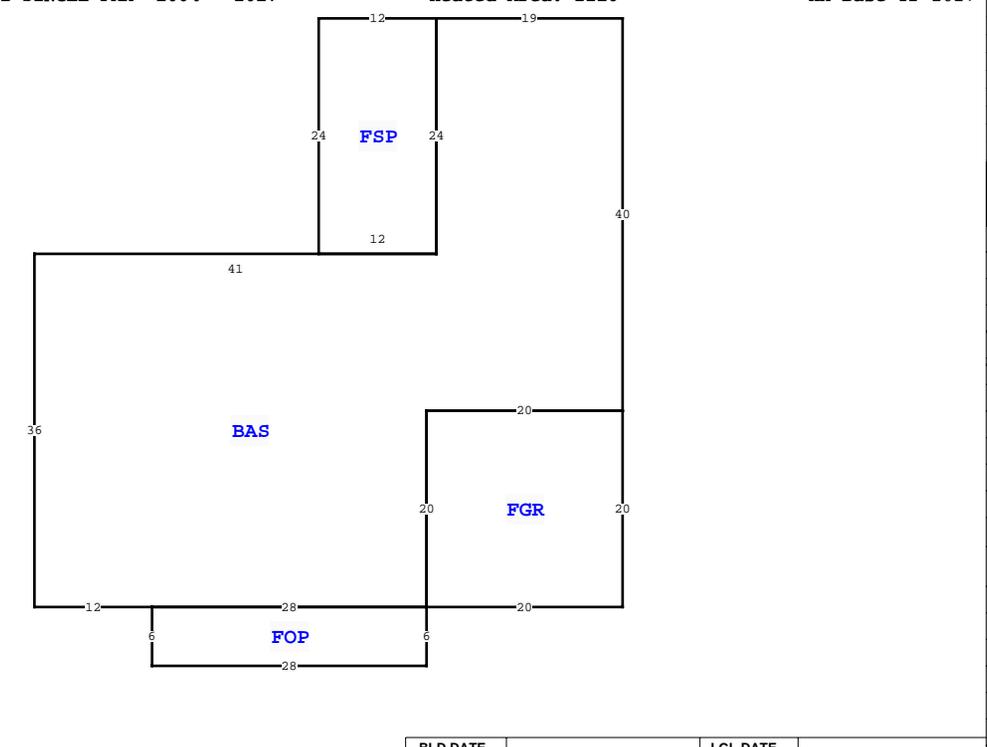


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,601	108.5430	123.74	321,848	2008	2008	0	0	0	17.00	83.00		



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	2,216	100		2,216	227,593
FGR	400	55		220	22,595
FOP	168	30		50	5,135
FSP	288	40		115	11,811
TOTALS	3,072			2,601	267,134

299 SW TIMBER RIDGE DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 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	1,188.00	UT	2.00	2.00	100	2008	2008	3	100	2,376	

LAND DESCRIPTION		TOTAL OB/XF																						
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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			267,134
TOTAL MARKET OB/XF VALUE			2,376
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			294,510
SOH/AGL Deduction			107,502
ASSESSED VALUE			187,008
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			135,597
TOTAL JUST VALUE			294,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051778	Roof Replacement	25,000	12/11/2024
27219	SFR	900	07/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/297	12/08/2021	QC	U	I	11	100
GRANTOR: MINSHEW JOHN I JR						
GRANTEE: MINSHEW PEGGY S						
1322/2075	9/26/2016	WD	Q	I	01	193,500
GRANTOR: MATTHEW C & NICOLE HU						
GRANTEE: JOHN I & PEGGY S MI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FSP= W12 S24 E12 N24\$ S24 W41 S36 E12 FOP= S6 E28 N6 W28\$ E28 FGR= E20 N20 W20 S20\$ N20 E20 N40\$.