LOT 13 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1165-65, WD 129

NUETZI WESTON GREGORY/NUETZI CARMEN MARIE
379 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-113

BUILDING CHARACTERISTICS

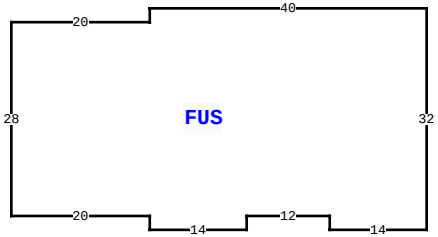
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

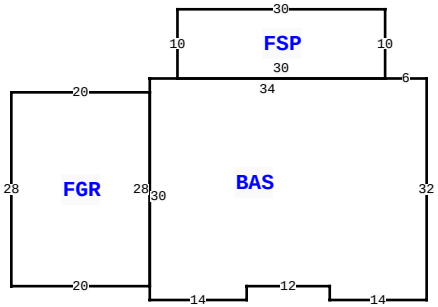
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	118,468
FGR	560	55		308	29,051
FSP	300	40		120	11,319
FUS	1,816	100		1,816	171,287
TOTALS	3,932			3,500	330,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,500	103.3065	113.64	397,740	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 3072 HX Base Yr 2022





379 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	2,130.00	UT	2.00	2.00	100	2008	2008	3	100	4,260	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2016	2016	3	82	22,501	
3	0282	POOL ENCL	0	100	24	39	936.00	UT	15.00	15.00	100	2016	2016	3	52	7,301	
4	0210	GARAGE U	0	100	20	24	480.00	UT	16.00	16.00	100	2016	2016	3	100	7,680	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	330,124
TOTAL MARKET OB/XF VALUE	50,742
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	405,866
SOH/AGL Deduction	36,728
ASSESSED VALUE	369,138
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	317,727
TOTAL JUST VALUE	405,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33725	POOL	205	01/27/2016
27397	SFR	1,005	10/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1164	10/27/2021	WD	Q	I	01	377,000
GRANTOR: COON ROBERT M						
GRANTEE: NUETZI WESTON GREGO						
1299/0785	7/31/2015	WD	U	I	12	178,000
GRANTOR: STONE FINANCING LLC						
GRANTEE: ROBERT M & KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-30] N32 W40 S2 W20 S28 E20 S2 E14 N2 E12 S2 E14 $
BAS=[ORIG=0,0] W6 W34 S2 S30 E14 N2 E12 S2 E14 N32 $
FGR=[ORIG=-40,2] W20 S28 E20 N28 $
FSP=[ORIG=-6,0] N10 W30 S10 E30 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,742

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: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS