LOT 17 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1197-2233, FJ 1

BEAUDOIN ROGER JOSEPH
352 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-117

BUILDING CHARACTERISTICS

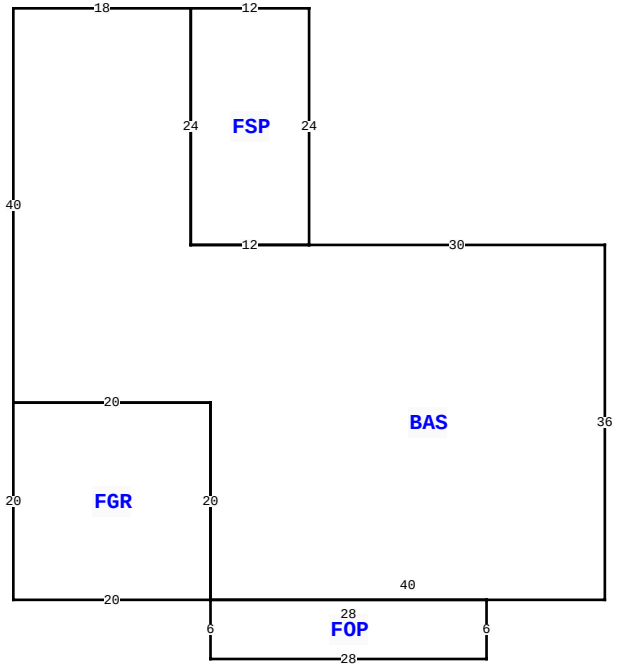
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,192	100		2,192	228,913
FGR	400	55		220	22,975
FOP	168	30		50	5,222
FSP	288	40		115	12,010
TOTALS	3,048			2,577	269,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,577	109.7000	122.86	316,610	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 2192 HX Base Yr 2023



352 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	1,471.00	UT	2.25	2.25	100	2010	2010	3	100	3,310	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,118
TOTAL MARKET OB/XF VALUE		3,310
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		297,428
SOH/AGL Deduction		9,384
ASSESSED VALUE		288,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,633
TOTAL JUST VALUE		297,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27939	SFR	901	07/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1933	4/28/2020	WD	Q	I	01	190,000
GRANTOR: JEREMY R WOLF						
GRANTEE: ROGER JOESPH BEAUDO						
1228/0024	1/13/2012	QC	U	I	11	100
GRANTOR: ASHLEY M WOLF						
GRANTEE: JEREMY R WOLF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N24 W12 S24 E12$ W12 N24 W18 S40 FGR= S20 E20 N20 W20$ E20 S20 FOP= S6 E28 N6 W28$ E40 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,310

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: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/29/2026 BY SYS