LOT 18 TIMBERLANDS S/D PHASE 1.
WD 1151-2385, WD 1195-1679, WD 1

KOHTEN JOSEPH/KOHTEN DEBORAH
328 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-118

BUILDING CHARACTERISTICS

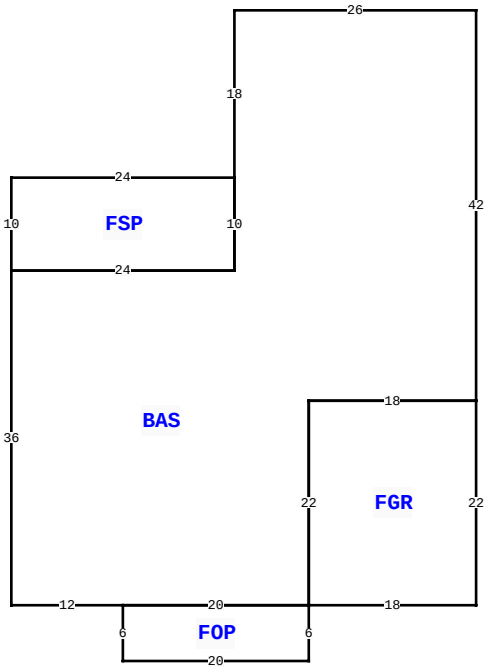
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,132	100		2,132	215,640
FGR	396	55		218	22,049
FOP	120	30		36	3,641
FSP	240	40		96	9,710
TOTALS	2,888			2,482	251,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	109.4660	120.41	298,858	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2027 Heated Area: 2132 HX Base Yr 2027



328 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	1,150.00	UT	2.25	2.25	100	2009	2009	3	100	2,588	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,041
TOTAL MARKET OB/XF VALUE		2,588
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		278,629
SOH/AGL Deduction		0
ASSESSED VALUE		278,629
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,218
TOTAL JUST VALUE		278,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27786	SFR	853	05/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1913	4/02/2026	WD	Q	I	01	330,000
GRANTOR: LEGG TERRY L						
GRANTEE: KOHTEN JOSEPH						
1524/315	9/10/2024	LE	U	I	14	100
GRANTOR: LEGG TERRY L (ENH LE)						
GRANTEE: LEGG TERRY LEE LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S18 FSP= W24 S10 E24 N10$ S10 W24 S36 E12 FOP= S6 E20 N6 W20$ E20 FGR= E18 N22 W18 S22$ N22 E18 N42$.

LAND DESCRIPTION

TOTAL OB/XF 2,588

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 09/23/2026 BY TP Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS