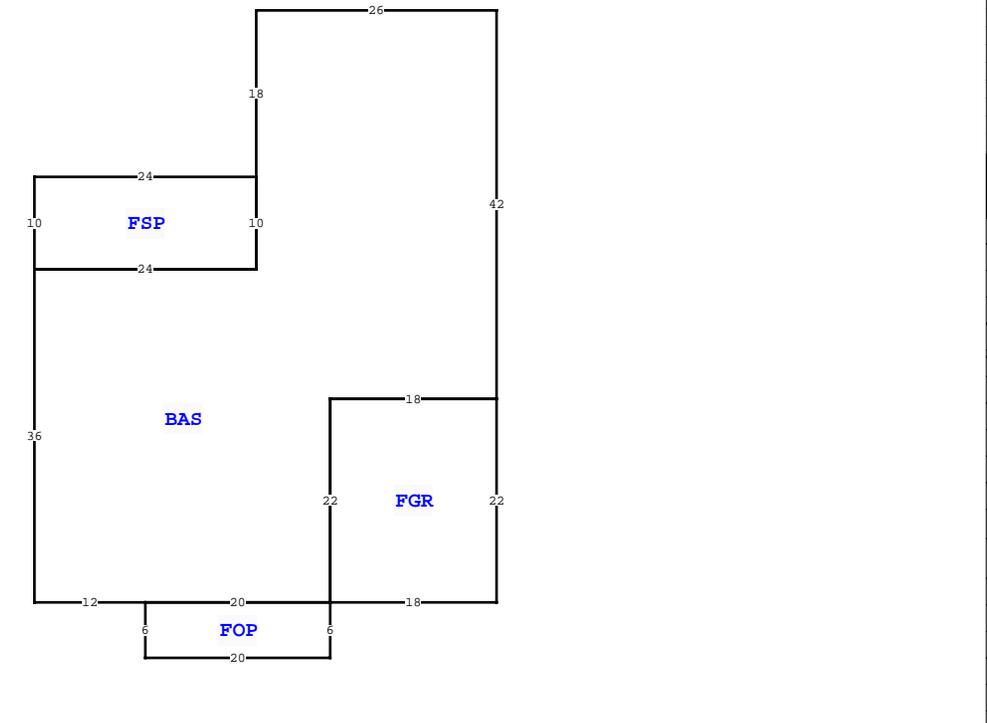


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

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	124.79	309,729	2009	2009	0	0	16.00	84.00		



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	223,484
FGR	396	55		218	22,851
FOP	120	30		36	3,773
FSP	240	40		96	10,063
TOTALS	2,888			2,482	260,172

328 SW TIMBER RIDGE DR, LAKE CITY

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

EXTRA FEATURES																
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	1,150.00	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	260,172			
TOTAL MARKET OB/XF VALUE	2,588			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	287,760			
SOH/AGL Deduction	42,185			
ASSESSED VALUE	245,575			
TOTAL EXEMPTION VALUE	HX HB VX VP 188,826			
BASE TAXABLE VALUE	56,749			
TOTAL JUST VALUE	287,760			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	283,737			

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									
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									