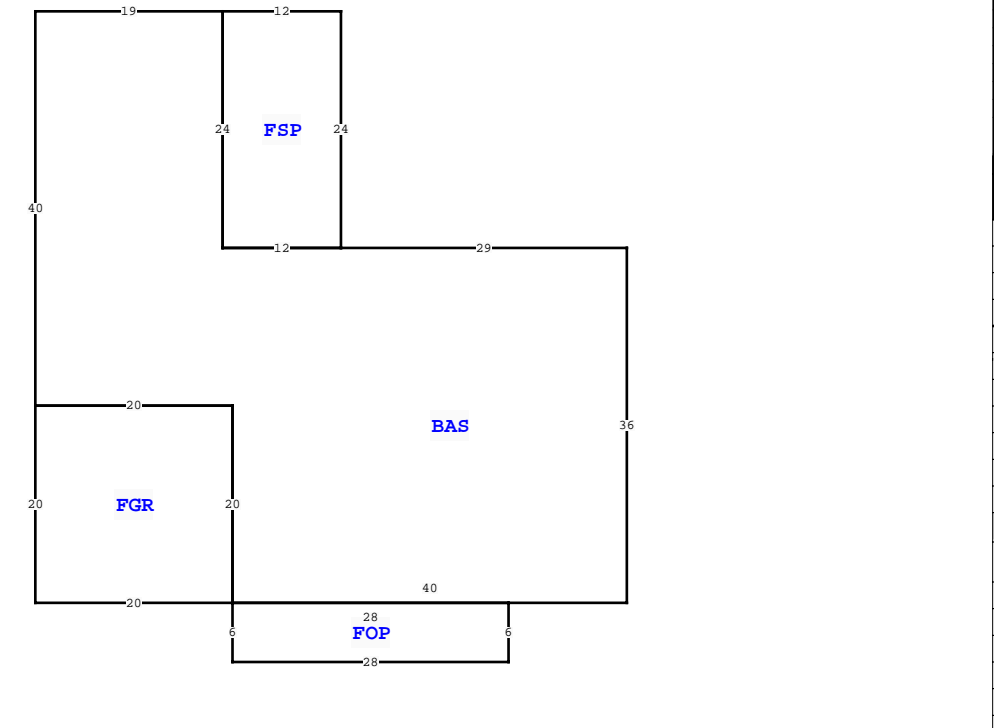


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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	2,601	106.4090	119.18	309,987	2008	2008	0	0	17.00	83.00



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	2,216	100		2,216	219,205
FGR	400	55		220	21,763
FOP	168	30		50	4,946
FSP	288	40		115	11,376
TOTALS	3,072			2,601	257,289

254 SW TIMBER RIDGE DR, LAKE CITY

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

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	0	UT	3.00	3.00	100	2008	2008	3	100	3,540	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	3,100	
3	0280	POOL R/CON	0	100	13	32	UT	70.00	70.00	100	2020	2020	3	91	26,499	

TOTAL OB/XF 33,139

LAND DESCRIPTION																								
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			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	257,289			
TOTAL MARKET OB/XF VALUE	33,139			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	315,428			
SOH/AGL Deduction	112,491			
ASSESSED VALUE	202,937			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	151,526			
TOTAL JUST VALUE	315,428			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	316,611			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39845	POOL	0	05/29/2020
27218	SFR	697	07/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1175	1/20/2017	WD Q	I	I	01	186,000
GRANTOR: RANDY & KRISTEN DAUZA						
GRANTEE: CHRISTOPHER L & CAN						
1162/2632	11/25/2008	WD Q	I	I		186,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: RANDY & KRISTEN DAU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W29 FSP= N24 W12 S24 E12\$ W12 N24 W19 S40 FGR= S20 E20 N20 W20\$ E20 S20 FOP= S6 E28 N6 W28\$ E40 N36\$.											