LOT 22 TIMBERLANDS S/D PHASE 1.
WD 1134-1698, WD 1181-1149, LE 1

**BROWN RUBY**
228 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

**2027**

**10-4S-16-02856-122**

## BUILDING CHARACTERISTICS

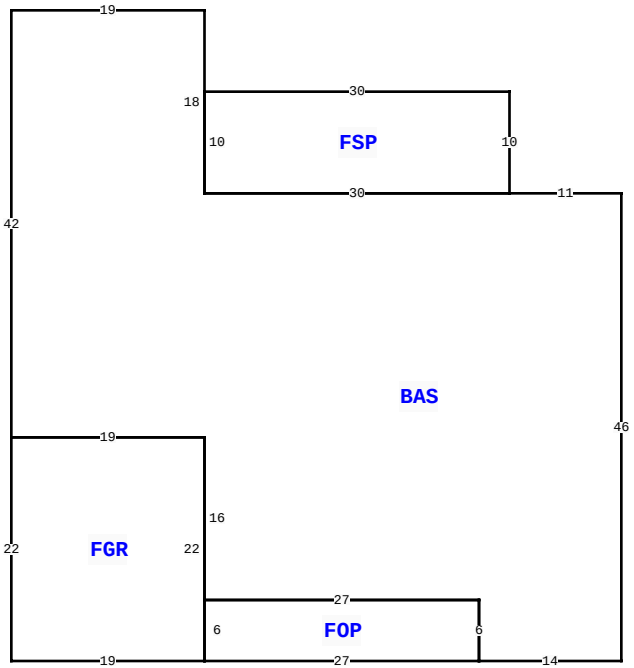
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,522 | 100 | | 2,522 | 240,638 |
| FGR | 418 | 55 | | 230 | 21,946 |
| FOP | 162 | 30 | | 49 | 4,675 |
| FSP | 300 | 40 | | 120 | 11,450 |
| TOTALS | 3,402 | | | 2,921 | 278,709 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,921 | 103.2650 | 113.59 | 331,796 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 2522 HX Base Yr 2010




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

228 SW TIMBER RIDGE DR, LAKE CITY

## 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 | 1,474.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 3,685 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 278,709 |
| TOTAL MARKET OB/XF VALUE | | 4,185 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 307,894 |
| SOH/AGL Deduction | | 163,960 |
| ASSESSED VALUE | | 143,934 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 87,523 |
| TOTAL JUST VALUE | | 307,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27223 | SFR | 905 | 07/31/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/1069 | 3/01/2024 | LE | U | I | 14 | 100 |
| GRANTOR: BROWN RUBY | | | | | | |
| GRANTEE: BROWN RUBY (ENH LE) | | | | | | |
| 1181/1149 | 9/22/2009 | WD | Q | I | 01 | 189,000 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: HAYWARD JR & RUBY B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FSP= N10 W30 S10 E30$ W30 N18 W19 S42 FGR= S22 E19 N22 W19$ E19 S16 FOP= S6 E27 N6 W27$ E27 S6 E14 N46$.

## LAND DESCRIPTION

TOTAL OB/XF 4,185

| 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 11/16/2026 BY SYS