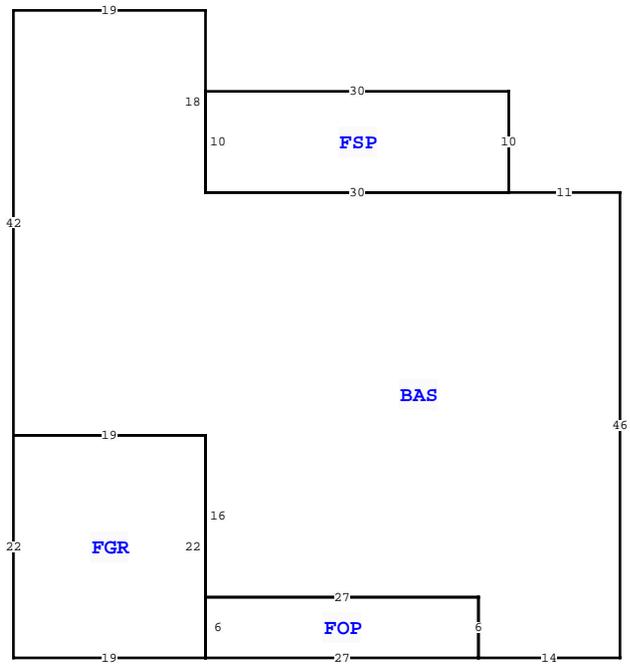


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectural	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	2,921	103.2650	117.72	343,860	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2010 Heated Area: 2522 HX Base Yr 2010													



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	249,388
FGR	418	55		230	22,744
FOP	162	30		49	4,845
FSP	300	40		120	11,866
TOTALS	3,402			2,921	288,842

228 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	0	UT	2.50	2.50	100	2009	2009	3	100	3,685	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF 4,185

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	288,842			
TOTAL MARKET OB/XF VALUE	4,185			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	318,027			
SOH/AGL Deduction	178,285			
ASSESSED VALUE	139,742			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	83,331			
TOTAL JUST VALUE	318,027			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	313,852			

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	I	14	100
GRANTOR: BROWN RUBY						
GRANTEE: BROWN RUBY (ENH LE)						
1181/1149	9/22/2009	WD Q	I	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\$.													