

LOT 13 UNIT 1-A THREE RIVERS EST
WD 674-293, 771-1322, DC 1286-12

TIMMONS TRAVIS/TIMMONS TERESA S
186 NW SILVER GLN
LAKE CITY, FL 32055

2026

00-00-00-00568-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1 100	
Bathrooms	2 100	
Frame	01 NONE 100	
Stories	1.5 1.5 100	
Architectual	05	CONV 100
Units	0 100	
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	978	100		978	94,792
FOP	75	30		22	2,132
FUS	462	100		462	44,779
UOP	348	20		70	6,785
UST	180	45		81	7,851
TOTALS	2,043			1,613	156,338

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0084	DOCK-RIVER	0	0	4	363	1,452.00	UT	14.50
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	0	0	633.00	UT	5.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,613	132.4115	161.54	260,564	1993	1993	0	0	40.00	60.00
1 SFR PILING 0% - 2025 Heated Area: 1440 HX Base Yr											

1354 SW RIVERSIDE AVE, FORT WHITE										BLD DATE				LGL DATE	
										XF DATE				LAND DATE	
										INC DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1,452.00	UT	14.50	14.50	100	2006	2006	3	40	8,422						
1.00	UT	0.00	0.00	100	2016	2016	3	100	400						
633.00	UT	5.00	5.00	100	2016	2016	3	100	3,165						

LAND DESCRIPTION										TOTAL OB/XF 11,987									
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
1	0132	C	SFR RIVER	0		A-1	78.00	578.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				156,338	
TOTAL MARKET OB/XF VALUE				11,987	
TOTAL LAND VALUE - MARKET				93,576	
TOTAL MARKET VALUE				261,901	
SOH/AGL Deduction				0	
ASSESSED VALUE				261,901	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				261,901	
TOTAL JUST VALUE				261,901	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				265,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6966	SFR	25,000	03/24/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1551/2305	10/10/2025	LE	U	I	14
GRANTOR: TIMMONS TRAVIS					
GRANTEE: TIMMONS TRAVIS (ENH					
1515/522	5/20/2024	TR	U	I	11
GRANTOR: TIMMONS CHARLES REVOC					
GRANTEE: TIMMONS TRAVIS					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 S10 W14 S13 S20 E26 N43 \$									
FUS=[ORIG=40,0] E14 N33 W14 S33 \$									
UOP=[ORIG=0,0] N8 W26 S18 E14 N10 E12 \$									
UST=[ORIG=0,-30] N12 W15 S12 E15 \$									
FOP=[ORIG=-26,23] W5 S15 E5 N15 \$									