S1/2 OF NE1/4 OF NE1/4 OF NW1/4.
21-1,

TIMMERMAN DAVID/TIMMERMAN SHARON
1894 SW WESTER DR
LAKE CITY, FL 32024

2026

06-5S-17-09130-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

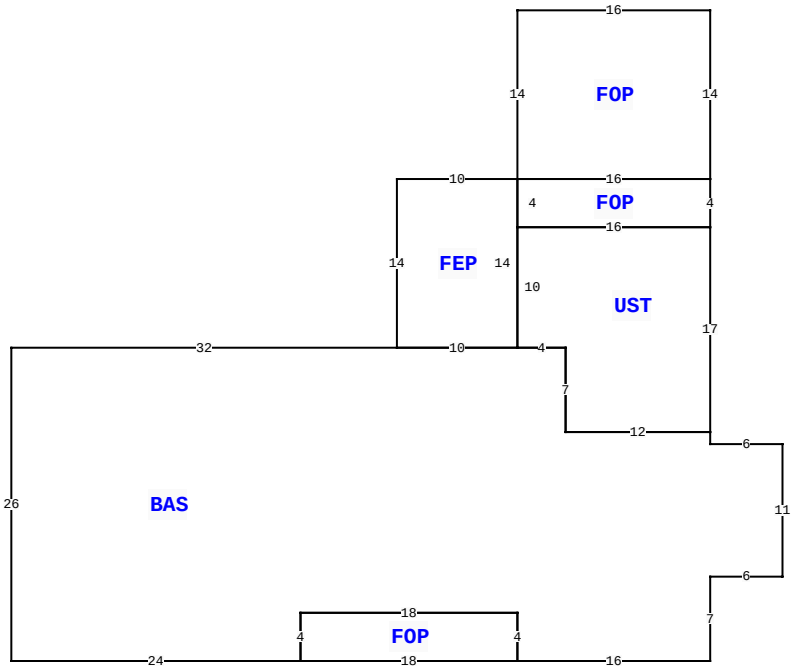
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	114,051
FEP	140	80		112	9,008
FOP	64	30		19	1,528
FOP	72	30		22	1,769
FOP	224	30		67	5,389
UST	244	45		110	8,847
TOTALS	2,162			1,748	140,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	110.4840	123.74	216,298	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1418 HX Base Yr



1866 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,594
TOTAL MARKET OB/XF VALUE		4,110
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		199,704
SOH/AGL Deduction		106,388
ASSESSED VALUE		93,316
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		37,594
TOTAL JUST VALUE		199,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052888	Roof Replacement	12,645	04/15/2025
24956	M H	293	09/07/2006
11826	M H	125	11/04/1996
8742	M H	125	08/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E24 FOP= E18 N4 W18 S4$ N4 E18 S4 E16 N7 E6N11 W6 N1 UST= N17 FOP= N4 FOP= N14 W16 S14 E16$ W16 S4 E16$ W16 S10 E4 S7 E12$W12 N7 W4 FEP= N14 W10 S14 E10$ W10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	110	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,110

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS