THE W 334 FT OF THE S 1329.20 FT
NE1/4, EX S 25 FT FOR RD R/W.

TIMBERLANE MOBILE HOME COMMUNITY LLC
337 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

09-4S-16-02818-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

110 SW WOODBERRY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	101,324
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	191,324
SOH/AGL Deduction	2,172
ASSESSED VALUE	189,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,152
TOTAL JUST VALUE	191,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052739	Roof Replacement	3,000	03/28/2025
000051780	Roof Replacement	11,000	12/11/2024
000051116	Roof Replacement	7,151	10/16/2024
000050533	Roof Replacement	16,080	08/12/2024
000048959	Roof Replacement	5,250	01/04/2024
000048510	Roof Replacement	6,950	10/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1070/0047	12/30/2005	WD	Q	V		173,800
GRANTOR: MARK AND PATTI GOODSO						
GRANTEE: TIMBERLANE MOBILE H						
0696/0456	9/11/1989	WD	Q	V		35,000
GRANTOR: BAILEY LOID						
GRANTEE: GOODSON MARK						

BUILDING NOTES

BUILDING DIMENSIONS

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	0259	MHP HOOKUP	0	0	0	0	34.00	UT	4,300.00	4,300.00	50	0	0	3	50	73,100	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	12,240.00	12,240.00	70	0	0	3	70	8,568	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	28,080.00	28,080.00	70	0	0	3	70	19,656	

LAND DESCRIPTION

TOTAL OB/XF 101,324

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	0210	C	TRLR PARK	0		RMH-2	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 01/29/2025 BY JS Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/18/2025 BY SYS