LOT 38 WOODCREST S/D UNIT 2.
ORB 803-1853, 875-2405,
DEED TO TRUST 899-1202,

TIMMONS KATRINA A
191 SW CREST GLEN
LAKE CITY, FL 32024

2026

11-4S-16-02905-338

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		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

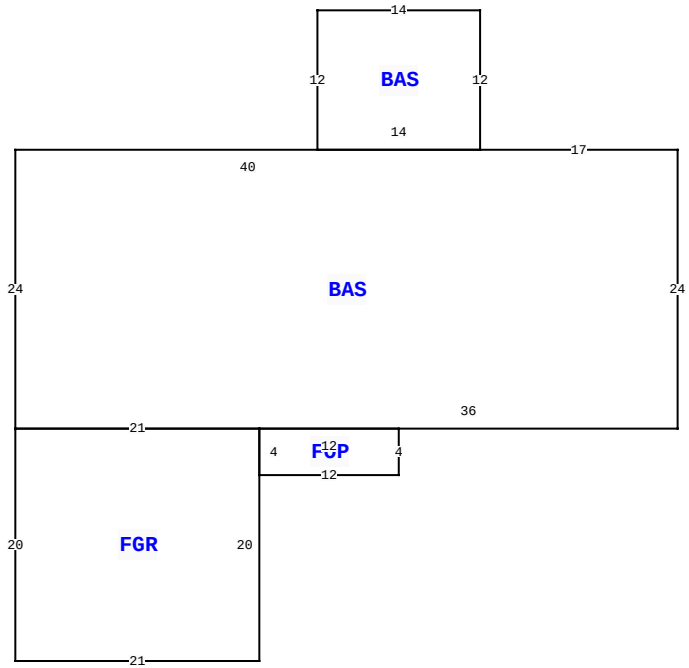
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	15,332
BAS	1,368	100		1,368	124,842
FGR	420	55		231	21,080
FOP	48	30		14	1,277
TOTALS	2,004			1,781	162,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	113.0920	126.66	225,581	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2011 Heated Area: 1536 HX Base Yr 2011



191 SW CREST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,531
TOTAL MARKET OB/XF VALUE		2,646
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		200,177
SOH/AGL Deduction		74,045
ASSESSED VALUE		126,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,410
TOTAL JUST VALUE		200,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15189	SFR	235	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/1577	12/07/2010	WD	Q	I	01	125,000
GRANTOR: MARY & ANTHONY CHINNI						
GRANTEE: KATRINA A TIMMONS						
1132/2298	10/05/2007	WD	Q	I		170,000
GRANTOR: BEVERLY CLARK						
GRANTEE: MARY & ANTHONY CHIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 W14 S12 E14$ W40 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

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	884.00	UT	1.50	1.50	100	1999	1999	3	100	1,326	
2	0169	FENCE/WOOD	0	100	0	0	352.00	UT	7.50	7.50	50	1999	1999	3	50	1,320	

LAND DESCRIPTION

TOTAL OB/XF 2,646

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS