BEG INTERS W LINE OF NE1/4 & & N RD, RUN N 67 DEG E 330 FT ALONG OF SEC, W APPROX 304 FT, S TO PO

TIMMERMAN BRIAN D/TIMMERMAN BRENDA
4346 SE HIGHFALLS DR
LAKE CITY, FL 32025

2026

12-5S-17-09215-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

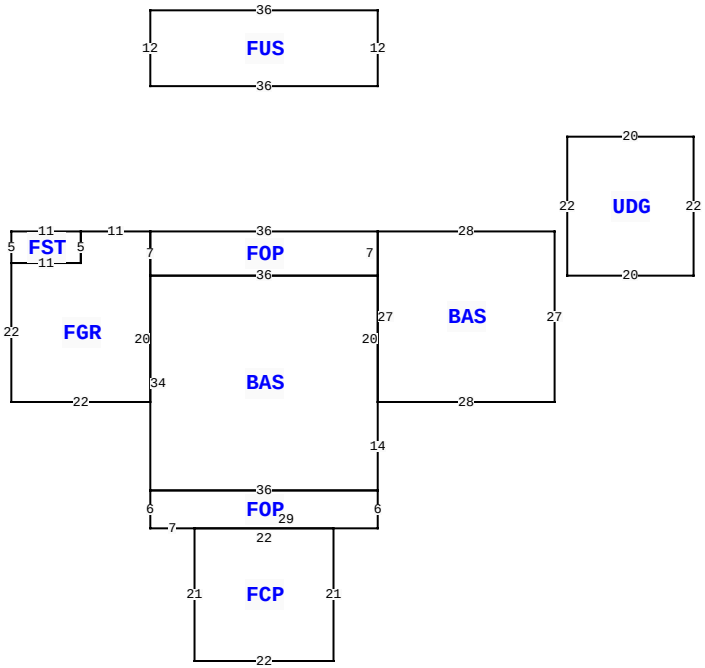
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	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	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	63,341
BAS	1,224	100		1,224	102,553
FCP	462	25		116	9,719
FGR	539	55		296	24,800
FOP	216	30		65	5,446
FOP	252	30		76	6,367
FST	55	55		30	2,514
FUS	432	100		432	36,195
UDG	440	55		242	20,276
TOTALS	4,376			3,237	271,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,237	115.0934	128.90	417,249	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2412 HX Base Yr



4346 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,212
TOTAL MARKET OB/XF VALUE		33,336
TOTAL LAND VALUE - MARKET		36,100
TOTAL MARKET VALUE		340,648
SOH/AGL Deduction		101,818
ASSESSED VALUE		238,830
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,108
TOTAL JUST VALUE		340,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,648

LAND:1:1: JOINS 09056-001 (5 AC TRACT)

SALE:1:1: 3.47 AC $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26819	ADDN SFR	397	03/04/2008
11219	POOL	85	05/30/1996
6571	SFR	42,000	11/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0766/2059	10/30/1992	WD	Q	V	02	0

GRANTOR: GUSSIE MCCALL

GRANTEE: BRIAN TIMMERMAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N7 W36 S7 E36$ BAS= W36FGR= N7 W11 FST= W11 S5 E11 N5$ S5 W11 S22 E22 N20$ S34 FOP= S6 E7 FCP= S21 E22 N21 W22$ E29 N6 W36$ E36 N14 BAS= E28 N27 W28 S27$ N20$ PTR= N30 FUS= N12 W36 S12 E36$ S30$ PTR= E30 UDG= E20 N22 W20 S22$ W30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	504.00	UT	1.50	1.50	100	1996	1996	3	100	756	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,000	
6	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	14.00	75	2008	2008	3	75	2,016	
7	0282	POOL ENCL	0	100	21	44	924.00	UT	15.00	15.00	100	2008	2008	3	40	5,544	
8	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
9	0261	PRCH, UOP	0	100	11	16	176.00	UT	9.00	9.00	100	2008	2008	3	100	1,584	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

TOTAL OB/XF 32,336

LAND DESCRIPTION

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	3.61	AC		1.00	1.00	1.00	10,000.00	10,000.00	36,100							

REVIEW DATE 08/01/2017 BY DF Total Acres: 3.61 Total Land Value: 36,100 Market: 0 Agricultural: 0 Common: 36,100 PRINTED 11/19/2025 BY SYS

BEG INTERS W LINE OF NE1/4 & & N
RD, RUN N 67 DEG E 330 FT ALONG
OF SEC, W APPROX 304 FT, S TO PO

TIMMERMAN BRIAN D/TIMMERMAN BRENDA
4346 SE HIGHFALLS DR
LAKE CITY, FL 32025

2026

12-5S-17-09215-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12517.00	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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,212
TOTAL MARKET OB/XF VALUE		33,336
TOTAL LAND VALUE - MARKET		36,100
TOTAL MARKET VALUE		340,648
SOH/AGL Deduction		101,818
ASSESSED VALUE		238,830
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,108
TOTAL JUST VALUE		340,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0766/2059	10/30/1992	WD	Q	V	02	0

GRANTOR: GUSSIE MCCALL

GRANTEE: BRIAN TIMMERMAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

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
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
13	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

REVIEW DATE 08/01/2017 BY DF Total Acres: 3.61 Total Land Value: 36,100 Market: 0 Agricultural: 0 Common: 36,100 PRINTED 11/19/2025 BY SYS