THE EAST 504.60 FT OF LOT 1
HILLTOP S/D.
ORB 546-531, 960-1719,

LIVINGSTON JOHN
236 SW TITANIUM CT
LAKE CITY, FL 32024

2026

16-4S-16-03024-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

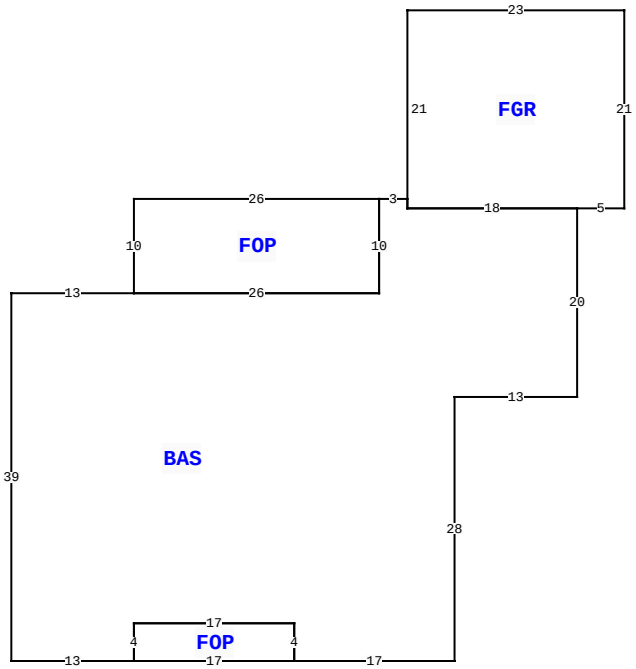
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 16416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	242,836
FGR	483	55		266	30,759
FOP	68	30		20	2,312
FOP	260	30		78	9,020
TOTALS	2,911			2,464	284,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	125.9104	141.02	347,473	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2009 Heated Area: 2100 HX Base Yr 2009



236 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,928
TOTAL MARKET OB/XF VALUE		8,733
TOTAL LAND VALUE - MARKET		32,800
TOTAL MARKET VALUE		326,461
SOH/AGL Deduction		97,737
ASSESSED VALUE		228,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,002
TOTAL JUST VALUE		326,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,936

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24756	SFR	548	07/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1049/2744	6/17/2005	WD	Q	I		47,900
GRANTOR: IMOGENE PHILLIPS						
GRANTEE: JOHN LIVINGSTON						
0960/1719	8/16/2002	WD	Q	V	03	10,600
GRANTOR: KHACHIGAN						
GRANTEE: IMOGENE PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S39 E13 FOP= E17 N4 W17 S4$ N4 E17 S4 E17 N28 E13 N20 FGR= E5 N21 W23 S21 E18$ W18 N1 W3 FOP= W26 S10 E26 N10$ S10 W26$.

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	2,511.00	UT	3.00	3.00	100	2007	2007	3	100	7,533	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,733

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	3.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,800							

REVIEW DATE 07/09/2024 BY KS Total Acres: 3.28 Total Land Value: 32,800 Market: 0 Agricultural: 0 Common: 32,800 PRINTED 11/19/2025 BY SYS