COMM SW COR OF E1/2 OF SE1/4 OF SW1/4, E 187.73 FT FOR POB, CONT N 120 FT, E 267.18 FT, NE 90.94

NEWTON TIMOTHY C
306 SW FOSTER GLN
LAKE CITY, FL 32025

2026

17-4S-17-08404-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

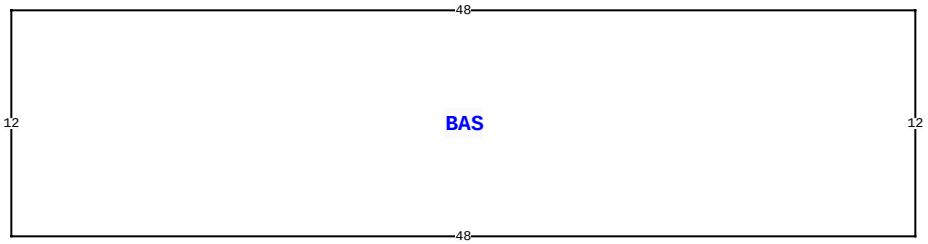
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	11,280
TOTALS	576			576	11,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	576	89.0100	48.96	28,201	1974	1974	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2019 Heated Area: 576 HX Base Yr 2019



306 SW FOSTER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,280
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		13,598
TOTAL MARKET VALUE		31,978
SOH/AGL Deduction		7,156
ASSESSED VALUE		24,822
TOTAL EXEMPTION VALUE	HX HB	24,822
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		31,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32345	M H	356	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1059	12/12/2014	WD	U	I	11	100
GRANTOR: TIMOTHY C NEWTON & RO						
GRANTEE: TIMOTHY C NEWTON &						
1278/1659	7/29/2014	PB	U	I	18	0
GRANTOR: JOELLA NEWTON ESTATE						
GRANTEE: TIMOTHY NEWTON, RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.59	AC		1.00	1.00	0.70	7,500.00	5,250.00	13,598							

REVIEW DATE 05/08/2017 BY BC Total Acres: 2.59 Total Land Value: 13,598 Market: 0 Agricultural: 0 Common: 13,598 PRINTED 11/19/2025 BY SYS