



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100		2,390	202,437
FEP	184	80		147	12,451
FOP	184	30		55	4,659
FST	70	55		38	3,219

TOTALS	2,828			2,630	222,765
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0021	BARN, FR AE	0	0	24	31	1.00	UT	0.00
3	0261	PRCH, UOP	0	0	24	24	1.00	UT	0.00
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	5.00

REVIEW DATE	03/07/2023	BY	KS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	116.3520	130.31	342,715	1976	1976	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 0												
Heated Area: 2390 HX Base Yr												

1086 NW TURNER AVE, LAKE CITY	BLD DATE	LGL DATE	04/10/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN, FR AE	0	0	24	31	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0261	PRCH, UOP	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,036	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,200	

TOTAL OB/XF													7,236	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00				

Total Acres: 5.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,765	
TOTAL MARKET OB/XF VALUE		7,236	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		275,001	
SOH/AGL Deduction		0	
ASSESSED VALUE		275,001	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,001	
TOTAL JUST VALUE		275,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1349/2666	12/14/2017	WD	Q	I	01	169,900	
GRANTOR: CHARLES TIMMONS							
GRANTEE: JOHN J & BRENDA L C							
1319/1535	8/01/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURT (FLORE							
GRANTEE: CHARLES TIMMONS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 FEP= N8 W23 S8 E23\$W48 FST= W7 S10 E7 N10\$ S10 W7 S20 E32 FOP= S8 E23 N8 W23\$ E50 N30\$.									