BEG SE COR OF SEC, W 210 FT, N 2
TO E LINE OF SEC 28, S 210 TO PO

CROOKED PINES APARTMENTS AND RENTALS LLC
7479 NE 33RD WAY
HIGH SPRINGS, FL 32643

2026

28-3S-16-02380-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

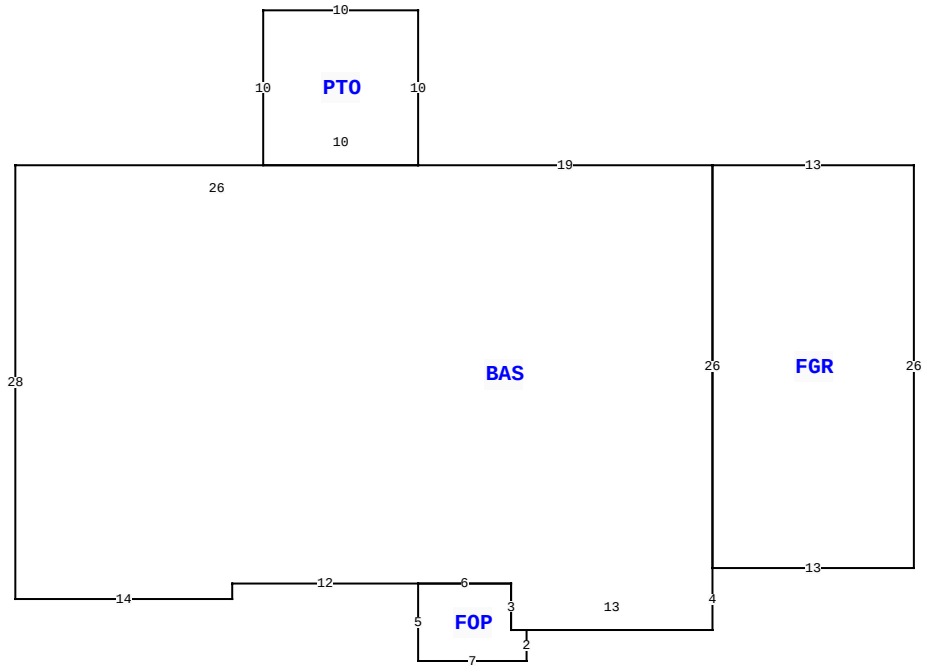
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,268	100		1,268	133,738
FGR	338	55		186	19,618
FOP	32	30		10	1,054
PTO	100	5		5	527
TOTALS	1,738			1,469	154,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,469	117.7110	131.84	193,673	2005	2005	0	0	0	20.00	80.00

2 SINGLE FAM 0% - 2025 Heated Area: 1268 HX Base Yr



552 NW TURNER AVE, 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	310,828
TOTAL MARKET OB/XF VALUE	3,804
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	327,632
SOH/AGL Deduction	0
ASSESSED VALUE	327,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,632
TOTAL JUST VALUE	327,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053188	Roof Replacement	10,000	05/21/2025
000053192	Roof Replacement	10,000	05/21/2025
23516	SFR	380	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/2301	10/10/2025	QC	U	I	11	100
GRANTOR: TIMMONS TRAVIS						
GRANTEE: CROOKED PINES APART						
1515/525	5/20/2024	TR	U	I	11	100
GRANTOR: TIMMONS CHARLES REVOC						
GRANTEE: TIMMONS TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W10 S10 E10$ W26 S28 E14 N1 E12 FOP= S5 E7 N2 W1 N3 W6$ E6 S3 E13 N4 FGR= E13 N26 W13 S26$ N26$.

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	0	0	0	924.00	UT	2.00	2.00	100	2005	2005	3	100	1,848	
2	0166	CONC,PAVMT	0	0	0	0	978.00	UT	2.00	2.00	100	2005	2005	3	100	1,956	

LAND DESCRIPTION

TOTAL OB/XF 3,804

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SEC, W 210 FT, N 2
TO E LINE OF SEC 28, S 210 TO PO

CROOKED PINES APARTMENTS AND RENTALS LLC
7479 NE 33RD WAY
HIGH SPRINGS, FL 32643

2026

28-3S-16-02380-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

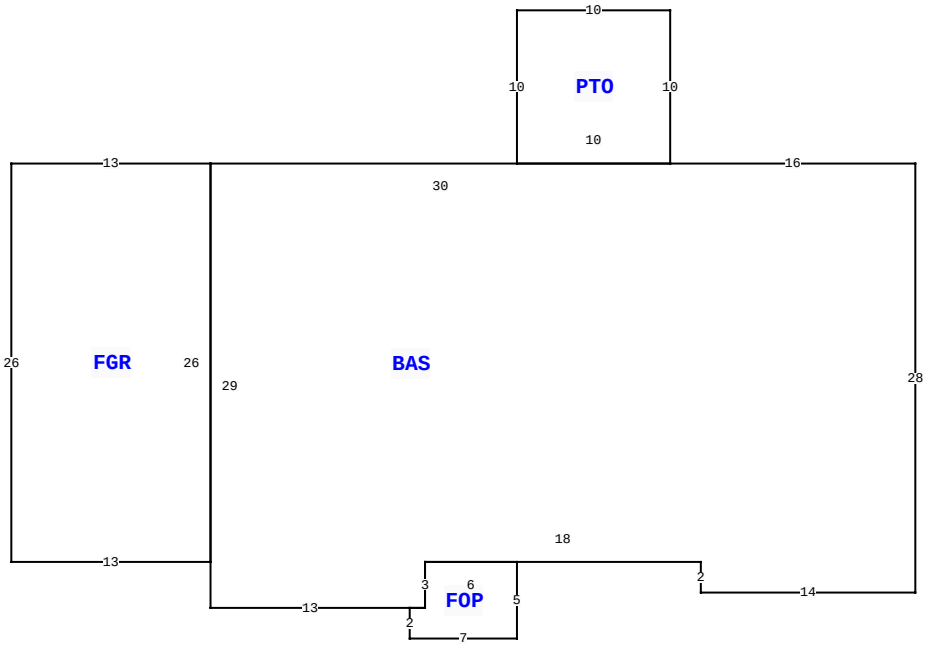
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,266	100		1,266	134,530
FGR	338	55		186	19,765
FOP	32	30		10	1,062
PTO	100	5		5	531
TOTALS	1,736			1,467	155,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,467	118.6020	132.83	194,862	2005	2005	0	0	0	20.00	80.00

3 SINGLE FAM 0% - 2025 Heated Area: 1266 HX Base Yr



552 NW TURNER AVE, 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	310,828
TOTAL MARKET OB/XF VALUE	3,804
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	327,632
SOH/AGL Deduction	0
ASSESSED VALUE	327,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,632
TOTAL JUST VALUE	327,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/2301	10/10/2025	QC	U	I	11	100
GRANTOR: TIMMONS TRAVIS						
GRANTEE: CROOKED PINES APART						
1515/525	5/20/2024	TR	U	I	11	100
GRANTOR: TIMMONS CHARLES REVOC						
GRANTEE: TIMMONS TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W30 FGR= W13 S26 E13 N26$
S29E13 FOP= S2 E7 N5 W6 S3 W1$ E1 N3 E18 S2 E14 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/08/2025 BY chuck Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2025 BY SYS