

LOT 2 TATE ACRES S/D.

759-303, LE 1494-996

TIMMONS GEORGE S/TIMMONS SHARON D  
632 SW COUNTY ROAD 242 A  
LAKE CITY, FL 32025

2026

29-4S-17-08841-102



| 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            | 06               | VINYL ASB 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                 | 5000IMPROVED AG  |                |
| MAP NUM                  |                  | MKT AREA 02    |
| NEIGHBORHOOD/LOC         | 29417.010 1.00/  |                |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    |
| BAS                      | 2,171            | 100            |
| FGR                      | 495              | 55             |
| FOP                      | 100              | 30             |
| FSP                      | 180              | 40             |
| FST                      | 192              | 55             |
| UCP                      | 192              | 20             |
| UCP                      | 192              | 20             |
| UST                      | 80               | 45             |
| TOTALS                   | 3,602            |                |

| MARKET ADJUSTMENTS |     |           |             |                |                   |      |      |      |            |       |        |
|--------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|------------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT       | NORM  | % COND |
| 0100               | 01  | 2,763     | 108.0000    | 120.96         | 334,212           | 1993 | 1993 | 10   | 0          | 32.00 | 58.00  |
| 1 SINGLE FAM       |     |           |             | 100% - 0       | Heated Area: 2171 |      |      |      | HX Base Yr |       |        |
|                    |     |           |             |                |                   |      |      |      |            |       |        |

|          |            |           |            |
|----------|------------|-----------|------------|
| BLD DATE | 11/13/1998 | LGL DATE  | 05/16/2024 |
| XF DATE  |            | LAND DATE |            |
| INC DATE |            | AG DATE   |            |

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|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 193,843     |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,464      |   |
| TOTAL LAND VALUE - MARKET |  | 50,100      |   |
| TOTAL MARKET VALUE        |  | 218,430     |   |
| SOH/AGL Deduction         |  | 65,526      |   |
| ASSESSED VALUE            |  | 152,904     |   |
| TOTAL EXEMPTION VALUE     |  | 50,722      |   |
| BASE TAXABLE VALUE        |  | 102,182     |   |
| TOTAL JUST VALUE          |  | 257,407     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 260,749     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 28391      | MAINT/ALTR  | 25     | 02/26/2010 |
| 14503      | POOL        | 90     | 09/09/1998 |
| 6012       | SFR         | 49,000 | 05/12/1992 |

| SALES DATA              |           |           |       |       |        |
|-------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number       | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 1494/996                | 7/06/2023 | LE        | U     | I     | 14     |
| GRANTOR:                |           |           |       |       |        |
| GRANTEE:                |           |           |       |       |        |
| 0759/0303               | 4/17/1992 | WD        | Q     | V     | 17,600 |
| GRANTOR: FRANK TATE     |           |           |       |       |        |
| GRANTEE: GEORGE TIMMONS |           |           |       |       |        |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 0       |
| 2              | 0280       | POOL R/CON  | 0 100   | 22 | 14 | 308.00 | UT | 70.00 | 70.00          | 100       | 1998    |
| 3              | 0264       | PRCH, FSP   | 0 100   | 21 | 40 | 960.00 | UT | 4.00  | 4.00           | 100       | 1998    |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
BAS= W22 N1 W9 S1 FSP= W30 S6 E30 N6\$ S6 W30 S39 E15 N12 E3  
FOP= S10 E10 N10 W10 \$ E10S8 E10 FGR= S20 E23 N17 UST= N8 W10  
S8 E10\$ W10 N8 W13 S5\$ N5 E23 N36\$ PTR= N30 UCP= N16 W12 FST=  
W12 UCP= W12 S16 E12 N16\$ S16 E12 N16\$ S16 E12\$ S30\$.

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        | AC        |     |
| 2                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 4.01        | AC        |     |
| 3                | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 4.01        | AC        |     |