LOT 1 BLOCK 1 GOLF MANOR S/D.
405-558, 710-153, 720-123, 815-1

DE BRAGANCA ARVIND/DE BRAGANCA JOYCE
116 SE TIM ST
LAKE CITY, FL 32025

2026

33-3S-17-06749-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

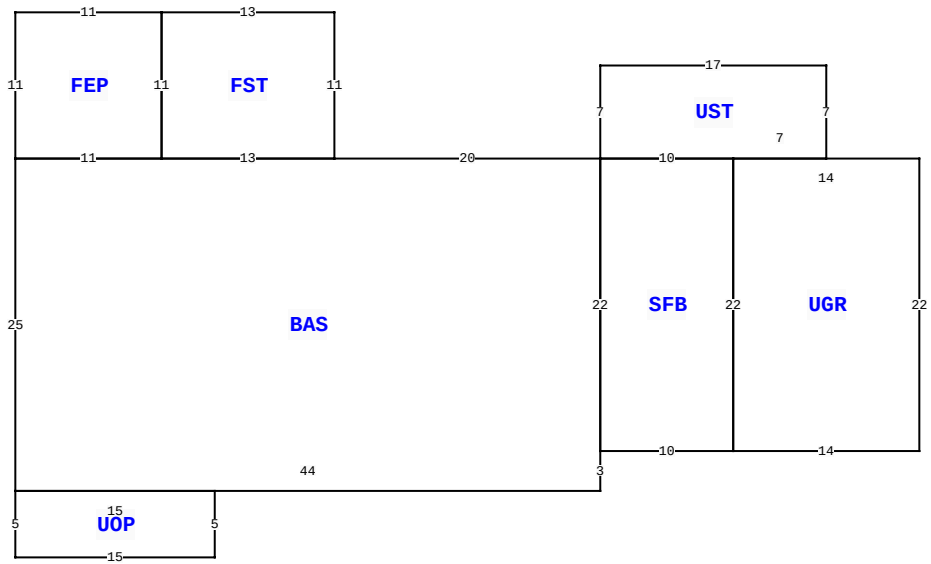
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	80,516
FEP	121	80		97	7,100
FST	143	55		79	5,782
SFB	220	80		176	12,882
UGR	308	45		139	10,174
UOP	75	20		15	1,098
UST	119	45		54	3,953
TOTALS	2,086			1,660	121,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	100.5480	112.61	186,933	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022



116 SE TIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,506
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		140,456
SOH/AGL Deduction		35,819
ASSESSED VALUE		104,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,915
TOTAL JUST VALUE		140,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/2787	7/12/2021	WD	Q	I	01	50,000
GRANTOR: VANN MARC A JR						
GRANTEE: DE BRAGANCA ARVIND						
1160/1047	10/14/2008	WD	Q	I		65,000
GRANTOR: KALB RESIDENTIAL PROP						
GRANTEE: MARC A VANN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= N11 W13 S11 E13$ W13 FEP= N11 W11 S11 E11$ W11 S25 UOP= S5 E15 N5 W15$E44 N3SFB= E10 UGR= E14 N22 W14 S22$ N22 UST= E7 N7 W17 S7 E10$ W10 S22$ N22$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 450

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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/16/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS