LOT 11 BLOCK 11 COUNTRY CLUB EST
359-206, 807-2322, DC 807-2320,

TIMMONS RONALD SR/TIMMONS ROSHANDA
410 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07221-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

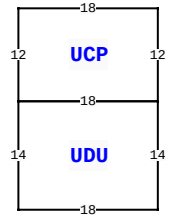
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	34317.070	1.00/

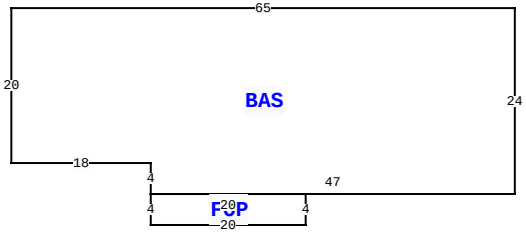
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	119,430
FOP	80	30		24	1,927
UCP	216	20		43	3,452
UDU	252	55		139	11,157
TOTALS	2,036			1,694	135,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	110.2500	123.48	209,175	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1488 HX Base Yr 1996





410 SE OLUSTEE AVE, 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		135,964
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		158,369
SOH/AGL Deduction		87,123
ASSESSED VALUE		71,246
TOTAL EXEMPTION VALUE	HX HB	46,246
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2641	4/22/2021	WD	U	I	30	100
GRANTOR: TIMMONS RONALD D SR						
GRANTEE: TIMMONS ROSHANDA						
1435/1594	4/21/2021	QC	U	I	11	100
GRANTOR: ARMSTRONG LINDA						
GRANTEE: TIMMONS RONALD SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S20 E18 S4 FOP= S4 E20 N4 W20$ E47 N24 $ PTR=N30
UDU= N14 UCP= N12 W18 S12 E18$ W18 S14 E18$ S30$.

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	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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-	2100.00	121.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.28 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/18/2025 BY SYS