LOT 11 KING'S WOOD S/D.
ORB 448-131, 774-266, 807-503,

MOSER JOHN E/MOSER LINNIE F
166 SW KINGWOOD PL
LAKE CITY, FL 32024

2026

35-4S-16-03292-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

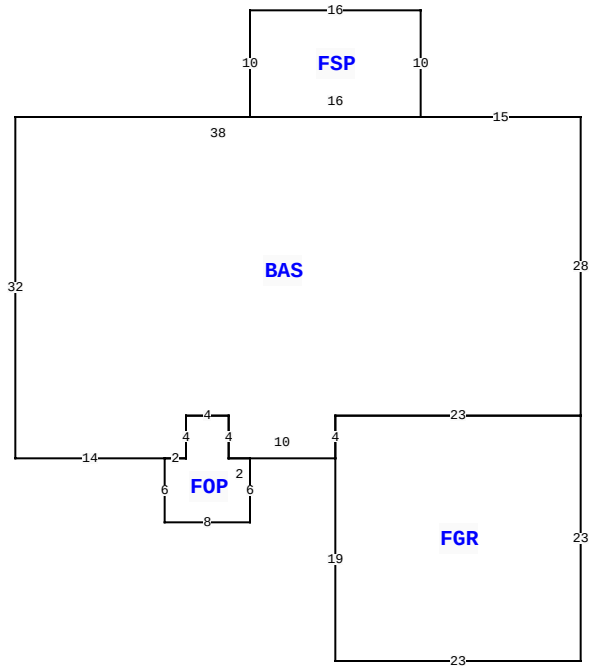
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100		1,588	148,373
FGR	529	55		291	27,189
FOP	64	30		19	1,775
FSP	160	40		64	5,980
TOTALS	2,341			1,962	183,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	123.1318	137.91	270,579	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 1996 Heated Area: 1588 HX Base Yr 1996



166 SW KINGWOOD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,628
TOTAL MARKET OB/XF VALUE		3,722
TOTAL LAND VALUE - MARKET		29,520
TOTAL MARKET VALUE		247,870
SOH/AGL Deduction		70,233
ASSESSED VALUE		177,637
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		76,915
TOTAL JUST VALUE		247,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,765

SALE:2:1: CLYDE IS CONTRACTOR

LAND:1:1: LOT 11 KING'S WOOD ; 1.66 AC

BLDG:1:1: INDEPTH STUDY 1996

SALE:1:1: SALE PRICE INDICATES IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11441	M H	125	07/24/1996
9365	SFR	265	02/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/0503	6/03/1995	WD	Q	I		92,000
GRANTOR: CLYDE O & EVA E TIMMO						
GRANTEE: JOHN E & LINNIE F M						
0774/0266	4/29/1993	WD	U	V	12	6,000
GRANTOR: GAIL FANKHAUSER						
GRANTEE: CLYDE O TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W16 S10 E16$ W38 S32 E14 FOP= S6 E8 N6 W2 N4 W4 S4 W2$ E2 N4 E4 S4E10 FGR= S19 E23 N23 W23 S4$ N4 E23 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
1	0166	CONC,PAVMT	0	100	0	0	681.00	UT	1.50	1.50	100	1995	1995	3	100	1,022	
2	0070	CARPORT UF	0	100	20	30	600.00	UT	2.50	2.50	100	1997	1997	3	100	1,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,722

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		00	189.00	382.00	1.64	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,520							

REVIEW DATE 07/26/2019 BY BC Total Acres: 1.64 Total Land Value: 29,520 Market: 0 Agricultural: 0 Common: 29,520 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

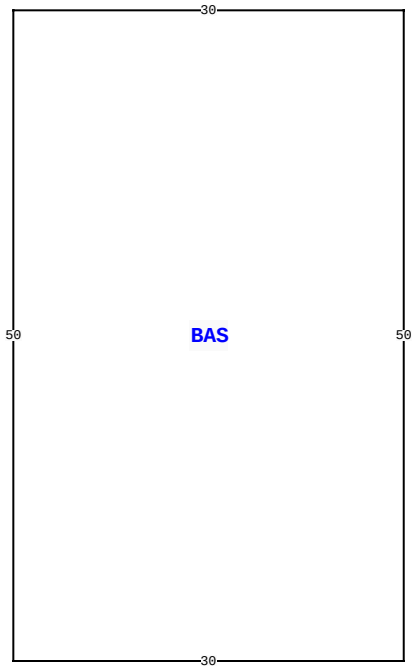
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	31,311
TOTALS	1,500			1,500	31,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,500	91.5600	34.79	52,185	1996	1996	0	0	0	40.00	60.00

2 PREF M B A 0% - 1996 Heated Area: 1500 HX Base Yr 1996



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0774/0266	4/29/1993	WD	U	V	12	6,000
GRANTOR: GAIL FANKHAUSER						
GRANTEE: CLYDE O TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S50 E30 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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