LOT 13 UNIT 1-A THREE RIVERS EST
WD 674-293, 771-1322, DC 1286-12

TIMMONS TRAVIS/TIMMONS TERESA S
186 NW SILVER GLN
LAKE CITY, FL 32055

2027

00-00-00-00568-013

BUILDING CHARACTERISTICS

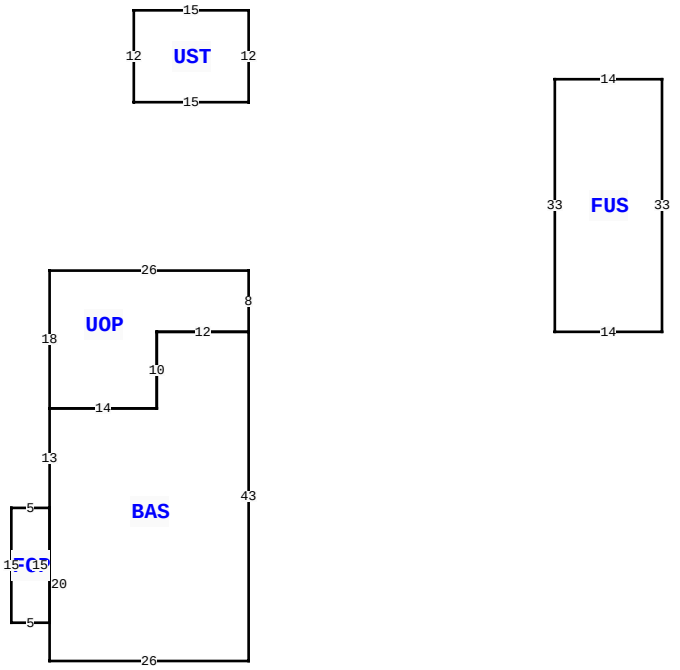
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	978	100		978	94,792
FOP	75	30		22	2,132
FUS	462	100		462	44,779
UOP	348	20		70	6,785
UST	180	45		81	7,851
TOTALS	2,043			1,613	156,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,613	132.4115	161.54	260,564	1993	1993	0	0	0	40.00	60.00

1 SFR PILING 0% - 2025 Heated Area: 1440 HX Base Yr



1354 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0084	DOCK-RIVER	0	0	4	363	1,452.00	UT	14.50	14.50	100	2006	2006	3	40	8,422	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	633.00	UT	5.00	5.00	100	2016	2016	3	100	3,165	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,338
TOTAL MARKET OB/XF VALUE	11,987
TOTAL LAND VALUE - MARKET	93,576
TOTAL MARKET VALUE	261,901
SOH/AGL Deduction	0
ASSESSED VALUE	261,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,901
TOTAL JUST VALUE	261,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6966	SFR	25,000	03/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2305	10/10/2025	LE	U	I	14	100
GRANTOR: TIMMONS TRAVIS						
GRANTEE: TIMMONS TRAVIS (ENH						
1515/522	5/20/2024	TR	U	I	11	100
GRANTOR: TIMMONS CHARLES REVOC						
GRANTEE: TIMMONS TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S10 W14 S13 S20 E26 N43 $
FUS=[ORIG=40,0] E14 N33 W14 S33 $
UOP=[ORIG=0,0] N8 W26 S18 E14 N10 E12 $
UST=[ORIG=0,-30] N12 W15 S12 E15 $
FOP=[ORIG=-26,23] W5 S15 E5 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,987

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	0132	C	SFR RIVER	0		A-1	78.00	578.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							

REVIEW DATE 03/01/2016 BY DF Total Acres: 1.03 Total Land Value: 93,576 Market: 0 Agricultural: 0 Common: 93,576 PRINTED 11/17/2026 BY SYS