COMM AT INTERS OF W LINE OF
NE1/4 OF SEC 12-5S-17 & N R/W
HIGH FALLS RD, RUN NE 67 DEG

TIMMERMAN BRIAN D/TIMMERMAN BRENDA M
4346 SE HIGHFALLS DR
LAKE CITY, FL 32025

2026

01-5S-17-09056-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	24,640
TOTAL MARKET VALUE	25,640
SOH/AGL Deduction	8,732
ASSESSED VALUE	16,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,908
TOTAL JUST VALUE	25,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/2059	10/30/1992	WD	Q	V	02	0

GRANTOR: GUSSIE MCCALL

GRANTEE: BRIAN TIMMERMAN

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,640							

REVIEW DATE 07/18/2017 BY BC Total Acres: 1.54 Total Land Value: 24,640 Market: 0 Agricultural: 0 Common: 24,640 PRINTED 06/23/2026 BY SYS