BEG NW COR SE1/4 OF NE1/4 OF NW1
FT TO C/L OF CREEK, E ALONG CREE
N 332.12 FT, W 161.79 FT, S 130

WILSON GARY W/WILSON MARY S
1114 SW TIMMY LANE
LAKE CITY, FL 32025

**2027**

**06-4S-17-08023-001**

## BUILDING CHARACTERISTICS

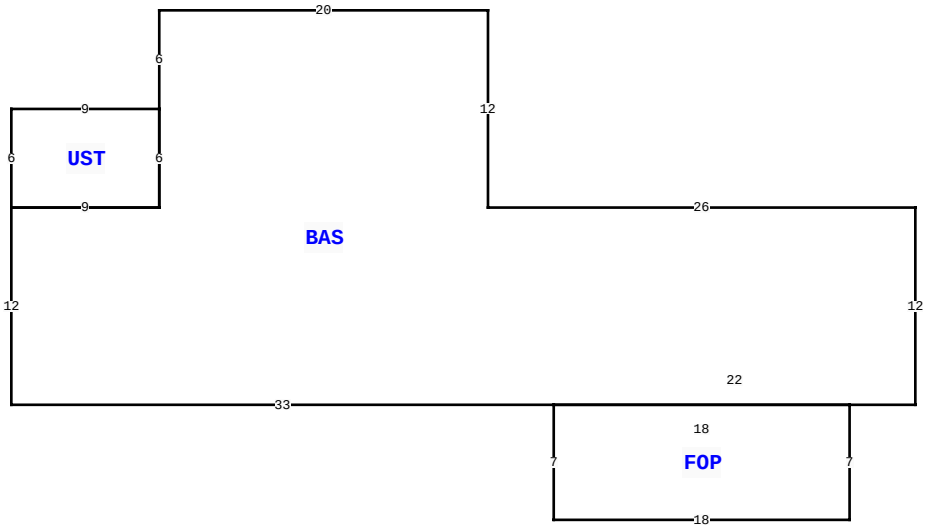
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 900 | 100 | | 900 | 12,686 |
| FOP | 126 | 35 | | 44 | 620 |
| UST | 54 | 45 | | 24 | 338 |
| TOTALS | 1,080 | | | 968 | 13,645 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 968 | 58.7250 | 35.24 | 34,112 | 1982 | 1982 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 1996 Heated Area: 900 HX Base Yr 1996




1108 SW TIMMY LN, LAKE CITY

| | | | |
|---|---|---|---|
| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,827 |
| TOTAL MARKET OB/XF VALUE | | 7,400 |
| TOTAL LAND VALUE - MARKET | | 14,950 |
| TOTAL MARKET VALUE | | 146,177 |
| SOH/AGL Deduction | | 68,966 |
| ASSESSED VALUE | | 77,211 |
| TOTAL EXEMPTION VALUE | HX HB WX | 32,091 |
| BASE TAXABLE VALUE | | 45,120 |
| TOTAL JUST VALUE | | 146,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,362 |

SALE:1:1: 1.30 AC PARCEL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1628 | M H | 25 | 09/07/1999 |
| 11180 | PUMP/UTPOL | 30 | 05/22/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0810/0213 | 7/27/1995 | WD | Q | I | | 12,500 |

GRANTOR: SUMMERS

GRANTEE: WILSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 N12 W20 S6 UST= W9 S6 E9 N6$ S6 W9 S12 E33 FOP= S7 E18 N7 W18$ E22 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 7,400

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 0.65 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 7,475 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 0.65 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 7,475 | | | | | | | |

REVIEW DATE 09/19/2016 BY DF Total Acres: 1.30 Total Land Value: 14,950 Market: 0 Agricultural: 0 Common: 14,950 PRINTED 11/17/2026 BY SYS

BEG NW COR SE1/4 OF NE1/4 OF NW1
FT TO C/L OF CREEK, E ALONG CREE
N 332.12 FT, W 161.79 FT, S 130

WILSON GARY W/WILSON MARY S
1114 SW TIMMY LANE
LAKE CITY, FL 32025

**2027**

**06-4S-17-08023-001**

## BUILDING CHARACTERISTICS

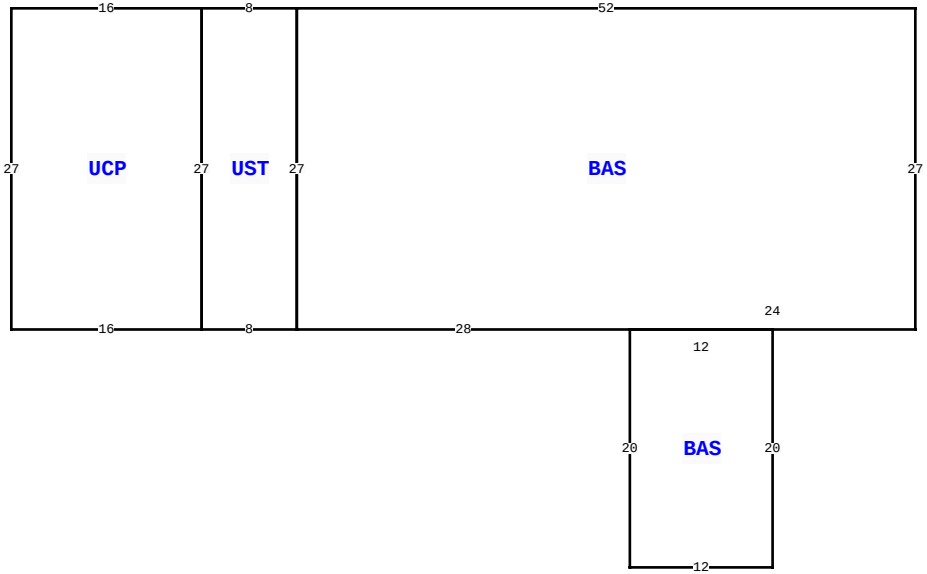
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 14,474 |
| BAS | 1,404 | 100 | | 1,404 | 84,672 |
| UCP | 432 | 20 | | 86 | 5,187 |
| UST | 216 | 45 | | 97 | 5,850 |
| TOTALS | 2,292 | | | 1,827 | 110,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,827 | 117.9000 | 109.65 | 200,331 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 1996 Heated Area: 1644 HX Base Yr 1996




1108 SW TIMMY LN, LAKE CITY

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,827 |
| TOTAL MARKET OB/XF VALUE | | 7,400 |
| TOTAL LAND VALUE - MARKET | | 14,950 |
| TOTAL MARKET VALUE | | 146,177 |
| SOH/AGL Deduction | | 68,966 |
| ASSESSED VALUE | | 77,211 |
| TOTAL EXEMPTION VALUE | HX HB WX | 32,091 |
| BASE TAXABLE VALUE | | 45,120 |
| TOTAL JUST VALUE | | 146,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0810/0213 | 7/27/1995 | WD | Q | I | | 12,500 |

GRANTOR: SUMMERS

GRANTEE: WILSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 UST= W8 UCP= W16 S27 E16 N27$ S27 E8 N27$ S27 E28
BAS= S20 E12 N20 W12$ E24 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 09/19/2016 BY DF Total Acres: 1.30 Total Land Value: 14,950 Market: 0 Agricultural: 0 Common: 14,950 PRINTED 11/17/2026 BY SYS