COMM AT NW COR OF SEC, RUN E 723
S 1116.04 FT TO POB, CONT S 210
N 210 FT, E 210 FT TO POB.

TIMMERMAN SHARON/TIMMERMAN DAVID
1894 SW WESTER DR
LAKE CITY, FL 32024

2026

06-5S-17-09130-009

BUILDING CHARACTERISTICS

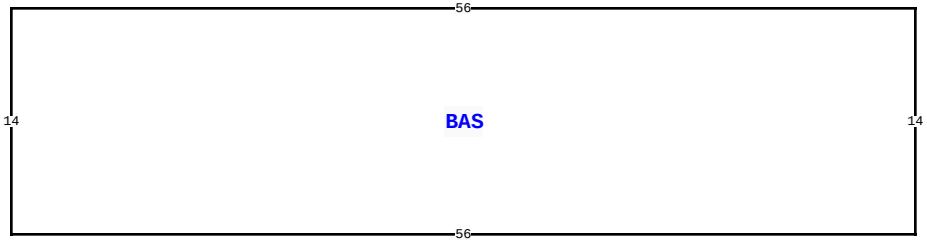
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	71,557
TOTALS	784			784	71,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	112.9000	106.13	83,206	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 0 Heated Area: 784 HX Base Yr



717 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,557
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,090
TOTAL MARKET VALUE	80,647
SOH/AGL Deduction	0
ASSESSED VALUE	80,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,647
TOTAL JUST VALUE	80,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/2559	5/25/2018	WD	U	V	30	100

GRANTOR: SHARON & DAVID TIMMER

GRANTEE: SHARON & DAVID TIMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							

REVIEW DATE 07/25/2017 BY DF Total Acres: 1.01 Total Land Value: 9,090 Market: 0 Agricultural: 0 Common: 9,090 PRINTED 06/22/2026 BY SYS