LOT 6 HUNTINGTON AT WOODCREST S/
819-2235, 844-2026, WD 1052-897,

TIMBERMAN GWENDOLYN/TIMBERMAN KYLE
253 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-206

BUILDING CHARACTERISTICS

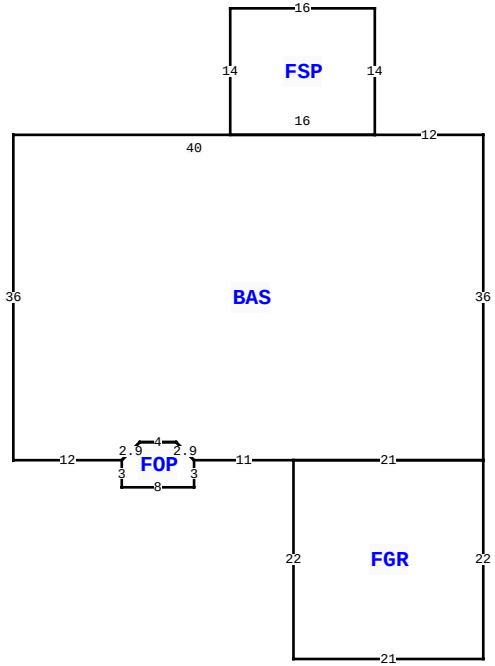
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	189,884
FGR	462	55		254	25,930
FOP	36	30		11	1,123
FSP	224	40		90	9,188
TOTALS	2,582			2,215	226,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	116.0120	127.61	282,656	1997	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1860 HX Base Yr 2026



253 SW HUNTINGTON GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,125
TOTAL MARKET OB/XF VALUE	24,385
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	285,510
SOH/AGL Deduction	0
ASSESSED VALUE	285,510
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,099
TOTAL JUST VALUE	285,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053008	Remodel	44,000	05/05/2025
000048689	Solar Power Syste	66,323	11/17/2023
000048669	Roof Replacement	25,000	11/15/2023
12124	SFR	295	02/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1591	9/11/2025	WD	Q	I	01	365,000
GRANTOR: HOUSE BUYER JOE LLC						
GRANTEE: TIMBERMAN GWENDOLYN						
1537/341	4/01/2025	WD	U	I	37	125,000
GRANTOR: PRINZ JAMIE						
GRANTEE: HOUSE BUYER JOE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W40 S36 E12 U2R2 E4 D2R2 E11 E21 N36 $
FGR=[ORIG=-21,36] S22 E21 N22 W21 $
FSP=[ORIG=-12,0] N14 W16 S14 E16 $
FOP=[ORIG=-40,36] S3 E8 N3 U2L2 W4 D2L2 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,443.00	UT	1.50	1.50	100	1997	1997	3	100	2,165	
3	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	100	1997	1997	3	100	1,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0210	GARAGE U	0	100	32	35	1,120.00	UT	16.00	16.00	100	2019	2019	3	100	17,920	

LAND DESCRIPTION

TOTAL OB/XF 24,385

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS