

LOT 38 WOODCREST S/D UNIT 2.
ORB 803-1853, 875-2405,
DEED TO TRUST 899-1202,

TIMMONS KATRINA A
191 SW CREST GLEN
LAKE CITY, FL 32024

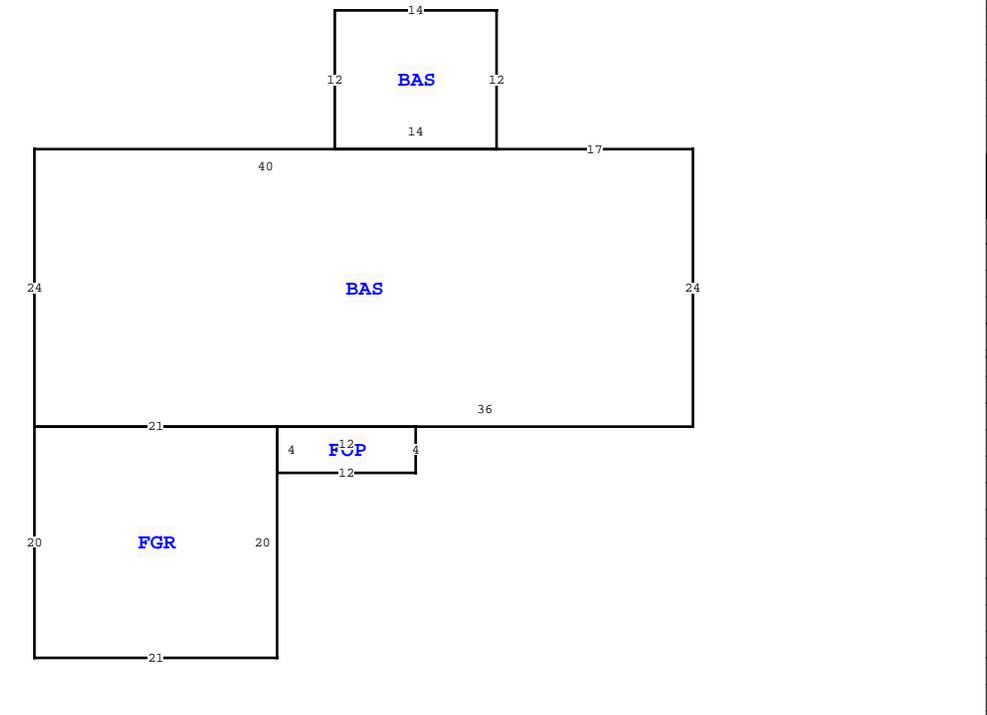
2026

11-4S-16-02905-338



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2011		128.92	229,607	1999	1999	0	0	27.95	72.05



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	168	100		168	15,605
BAS	1,368	100		1,368	127,070
FGR	420	55		231	21,457
FOP	48	30		14	1,301
TOTALS	2,004			1,781	165,432

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,432	
TOTAL MARKET OB/XF VALUE		2,646	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		203,078	
SOH/AGL Deduction		77,314	
ASSESSED VALUE		125,764	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		74,353	
TOTAL JUST VALUE		203,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15189	SFR	235	03/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1577	12/07/2010	WD	Q	I	01	125,000
GRANTOR: MARY & ANTHONY CHINNI						
GRANTEE: KATRINA A TIMMONS						
1132/2298	10/05/2007	WD	Q	I		170,000
GRANTOR: BEVERLY CLARK						
GRANTEE: MARY & ANTHONY CHIN						

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0			884.00	UT	1.50	1999	1999	3	100	1,326	
2	0169	FENCE/WOOD	0	100	0	0			352.00	UT	7.50	1999	1999	3	50	1,320	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 BAS= N12 W14 S12 E14\$ W40 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							