

BEG INTERS W LINE OF NE1/4 & N RD, RUN N 67 DEG E 330 FT ALONG OF SEC, W APPROX 304 FT, S TO PO

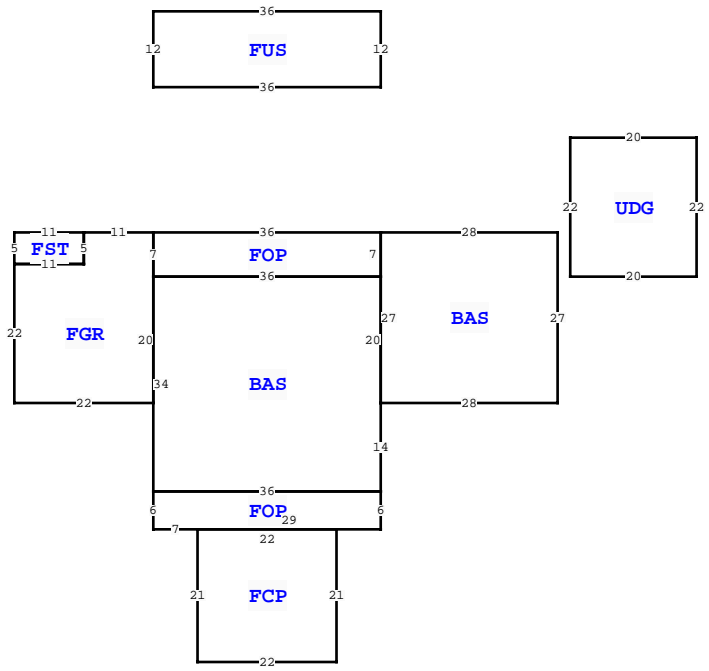
TIMMERMAN BRIAN D/TIMMERMAN BRENDA
4346 SE HIGHFALLS DR
LAKE CITY, FL 32025

2026

12-5S-17-09215-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	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	1.5	1.5	100
Architctual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	756	100	
BAS	1,224	100	
FCP	462	25	
FGR	539	55	
FOP	216	30	
FOP	252	30	
FST	55	55	
FUS	432	100	
UDG	440	55	
TOTALS	4,376		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,237	115.0934	128.90	417,249	1993	1993	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2412 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		271,212	
TOTAL MARKET OB/XF VALUE		33,336	
TOTAL LAND VALUE - MARKET		45,125	
TOTAL MARKET VALUE		349,673	
SOH/AGL Deduction		111,538	
ASSESSED VALUE		238,135	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		186,724	
TOTAL JUST VALUE		349,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,648	

LAND:1:1: JOINS 09056-001 (5 AC TRACT)
SALE:1:1: 3.47 AC \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26819	ADDN SFR	397	03/04/2008
11219	POOL	85	05/30/1996
6571	SFR	42,000	11/12/1992

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

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP= N7 W36 S7 E36\$ BAS= W36FGR= N7 W11 FST= W11 S5 E11 N5\$ S5 W11 S22 E22 N20\$ S34 FOP= S6 E7 FCP= S21 E22 N21 W22\$ E29 N6 W36\$ E36 N14 BAS= E28 N27 W28 S27\$ N20\$ PTR= N30 FUS= N12 W36 S12 E36\$ S30\$ PTR= E30 UDG= E20 N22 W20 S22\$ W30\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	504.00	UT	1.50	100	1996	1996	3	100	756	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	1,500	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	3,000	
6	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	75	2008	2008	3	75	2,016	
7	0282	POOL ENCL	0	100	21	44	924.00	UT	15.00	100	2008	2008	3	40	5,544	
8	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	100	2008	2008	3	100	900	
9	0261	PRCH, UOP	0	100	11	16	176.00	UT	9.00	100	2008	2008	3	100	1,584	
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	1,500	

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	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		A-1	0.00	0.00	3.61	AC		1.00	1.00	1.00	12,500.00	12,500.00	45,125							

