

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

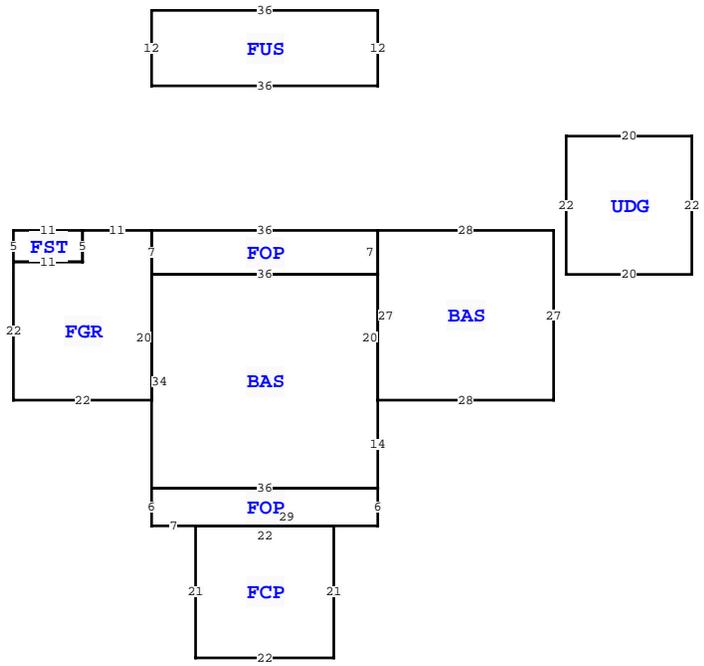
TIMMERMAN BRIAN D/TIMMERMAN BRENDA
4346 SE HIGHFALLS DR
LAKE CITY, FL 32025

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 |
| Architectual 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 | 131.21 | 424,727 | 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 | | | 276,073 |
| TOTAL MARKET OB/XF VALUE | | | 33,336 |
| TOTAL LAND VALUE - MARKET | | | 45,125 |
| TOTAL MARKET VALUE | | | 354,534 |
| SOH/AGL Deduction | | | 116,399 |
| ASSESSED VALUE | | | 238,135 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 186,724 |
| TOTAL JUST VALUE | | | 354,534 |
| 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 | | | | | | | | | | | | 32,336 | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |

