LOT 6 TIMBERLANE S/D.

756-1329, CT 981-983, WD 998-150

LAKE CITY EARTH, LLC
830-13 A1A NORTH, BOX 125
PONTE VEDRA, FL 32082

2026

15-5S-16-03622-056

BUILDING CHARACTERISTICS

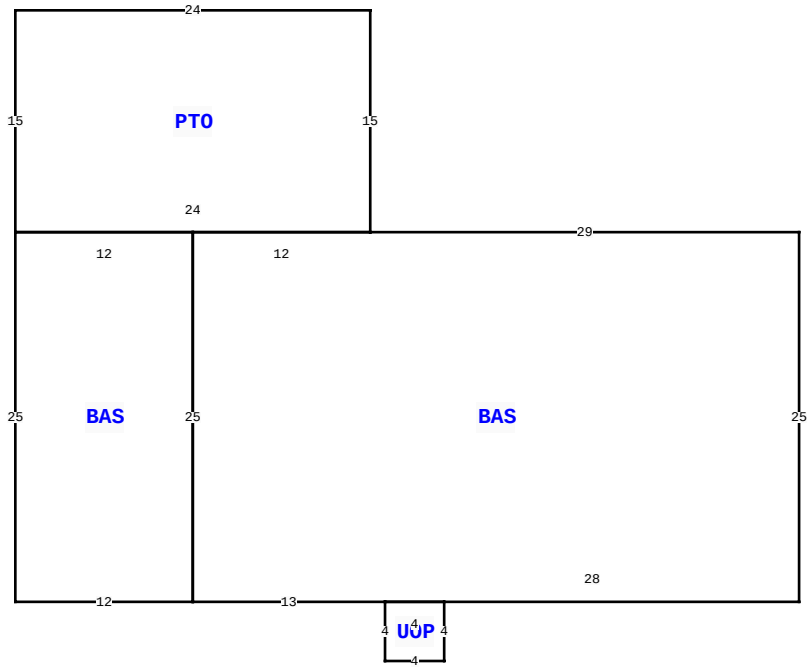
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	25,332
BAS	1,025	100		1,025	86,550
PTO	360	5		18	1,520
UOP	16	20		3	253
TOTALS	1,701			1,346	113,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	113.9400	127.61	171,763	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 0% - 2026 Heated Area: 1325 HX Base Yr



9183 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,656
TOTAL MARKET OB/XF VALUE	2,711
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	131,367
SOH/AGL Deduction	0
ASSESSED VALUE	131,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,367
TOTAL JUST VALUE	131,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1014	7/14/2025	QC	U	I	11	100
GRANTOR: BRANFORD EARTH LLC						
GRANTEE: LAKE CITY EARTH, LL						
1503/750	11/17/2023	WD	Q	I	01	150,000
GRANTOR: COURTOT DONALD J						
GRANTEE: BRANFORD EARTH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N15 W24 S15 E24$ W12 BAS= W12 S25 E12 N25$ S25E13 UOP= S4 E4 N4 W4$ E28 N25$.

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	0166	CONC,PAVMT	0	0	85	9	765.00	UT	1.40	1.40	100	0	0	3	100	1,071	
2	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,711

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/18/2026 BY KS Total Acres: 1.04 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 03/25/2026 BY SYS