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

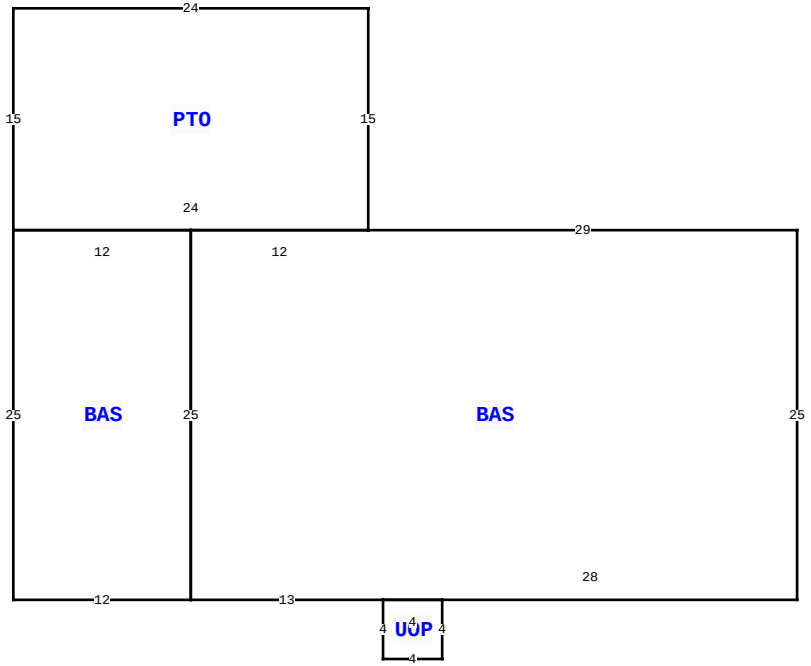
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 08 | SHT 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 | 05/08/2026 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 | 22,000 |
| TOTAL MARKET VALUE | 138,367 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 138,367 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,367 |
| TOTAL JUST VALUE | 138,367 |
| 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 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 02/18/2026 BY KS Total Acres: 1.04 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/10/2026 BY SYS