

LOT 7 TIMBERLANE S/D.
794-390, 841-299, 903-2276, WD 1

WINSBERG JULIA
9229 SW ST RD 47
LAKE CITY, FL 32024

2026

15-5S-16-03622-057
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,118	100	
FGR	312	55	
TOTALS	1,430		

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								
Heated Area: 1118						HX Base Yr 2011					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>											
TOTALS	1,430		1,290	121,223							

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			121,223
TOTAL MARKET OB/XF VALUE			971
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			144,194
SOH/AGL Deduction			52,849
ASSESSED VALUE			91,345
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			39,934
TOTAL JUST VALUE			144,194
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,905

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1198/0192	7/16/2010	WD Q	I 01	75,000
GRANTOR: JESSE D COOK				
GRANTEE: JULIA WINSBERG				
1078/2394	3/24/2006	WD Q	I	110,000
GRANTOR: GINGER JOHNSON				
GRANTEE: JESSEE D COOK				

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		747.00	UT	2.00				2.00	65	1994	1994	3	65	971	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W43 S26 E43FGR= E12 N26W12 S26\$ N26\$.											

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							