LOT 10 FAIRWAY VIEW UNIT 2-A.
376-317-18, 636-620, 902-877, PB

NORRIS STASIA TIMMONS
186 NW SILVER GLN
LAKE CITY, FL 32055

**2027**

**26-3S-16-02308-050**

## BUILDING CHARACTERISTICS

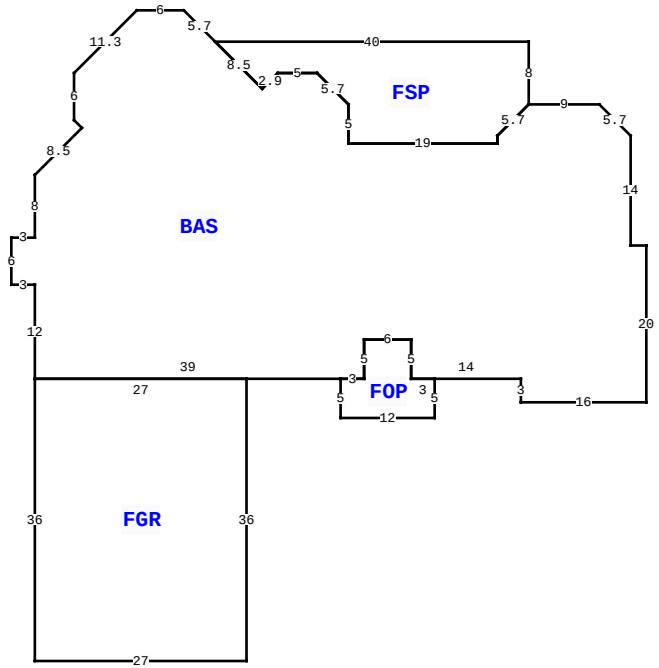
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 08 | 08 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 26316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,826 | 100 | | 2,826 | 316,971 |
| FGR | 972 | 55 | | 535 | 60,007 |
| FOP | 90 | 30 | | 27 | 3,029 |
| FSP | 359 | 40 | | 144 | 16,151 |
| TOTALS | 4,247 | | | 3,532 | 396,158 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,532 | 135.9552 | 149.55 | 528,211 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2826 HX Base Yr




641 NW HARRIS LAKE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 396,158 |
| TOTAL MARKET OB/XF VALUE | 8,856 |
| TOTAL LAND VALUE - MARKET | 67,200 |
| TOTAL MARKET VALUE | 472,214 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 472,214 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 472,214 |
| TOTAL JUST VALUE | 472,214 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 479,420 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049468 | Roof Replacement | 29,605 | 03/20/2024 |
| 17037 | SFR | 440 | 06/02/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/675 | 1/24/2024 | TR | U | I | 11 | 100 |
| GRANTOR: TIMMONS CHARLES REVOC | | | | | | |
| GRANTEE: NORRIS STASIA TIMMO | | | | | | |
| 1490/507 | 4/27/2023 | WD | U | I | 11 | 0 |
| GRANTOR: TIMMONS CHARLES | | | | | | |
| GRANTEE: TIMMONS CHARLES REV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 N14 L4 U4 W9 FSP= N8 W40 D6 R6 R2 U2 E5 R4 D4 S5 E19 N1 R4 U4 $ D4 L4 S1 W19 N5 U4 L4 W5 D2 L2 L6 U6 U4 L4 W6 L8 D8 S6 R1 D1 L6 D6 S8 W3 S6 E3 S12 FGR= S36 E27 N36 W27$ E39 FOP= S5 E12 N5 W3 N5 W6 S5 W3$ E3 N5 E6 S5 E14 S3 E16 N20 $.

## 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 | 0 | 0 | 2,904.00 | UT | 2.25 | 2.25 | 100 | 2000 | 2000 | 3 | 100 | 6,534 | |
| 2 | 0119 | MASONRY WA | 0 | 0 | 0 | 0 | 516.00 | UT | 4.50 | 4.50 | 100 | 2000 | 2000 | 3 | 100 | 2,322 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,856

| 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 | 0140 | C | SFR GOLF | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.92 | 35,000.00 | 67,200.00 | 67,200 | | | | | | | |

REVIEW DATE 04/08/2024 BY JS Total Acres: 0.57 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS