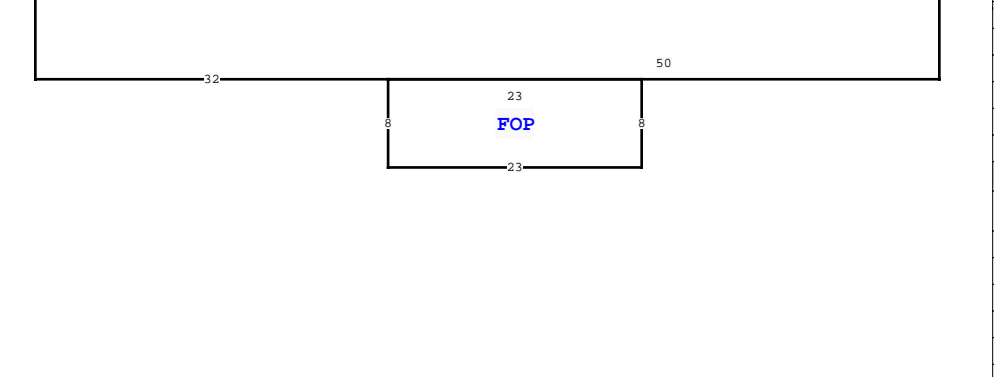




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,630	116.3520	130.31	342,715	1976	1976	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,765	
TOTAL MARKET OB/XF VALUE		7,236	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		275,001	
SOH/AGL Deduction		0	
ASSESSED VALUE		275,001	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,001	
TOTAL JUST VALUE		275,001	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		275,001	

DOR CODE	MAP NUM	MKT AREA			
0100		06			
NEIGHBORHOOD/LOC 28316.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100		2,390	202,437
FEP	184	80		147	12,451
FOP	184	30		55	4,659
FST	70	55		38	3,219
TOTALS	2,828			2,630	222,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2666	12/14/2017	WD	Q	I	01	169,900
GRANTOR: CHARLES TIMMONS						
GRANTEE: JOHN J & BRENDA L C						
1319/1535	8/01/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (FLORE						
GRANTEE: CHARLES TIMMONS						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	0	24	31	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0261	PRCH, UOP	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,036	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,200	

EXTRA FEATURES		1086 NW TURNER AVE, LAKE CITY	BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
TOTALS		2,828	2,630	222,765	04/10/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FEP= N8 W23 S8 E23\$W48 FST= W7 S10 E7 N10\$ S10 W7 S20 E32 FOP= S8 E23 N8 W23\$ E50 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,236																						
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	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							