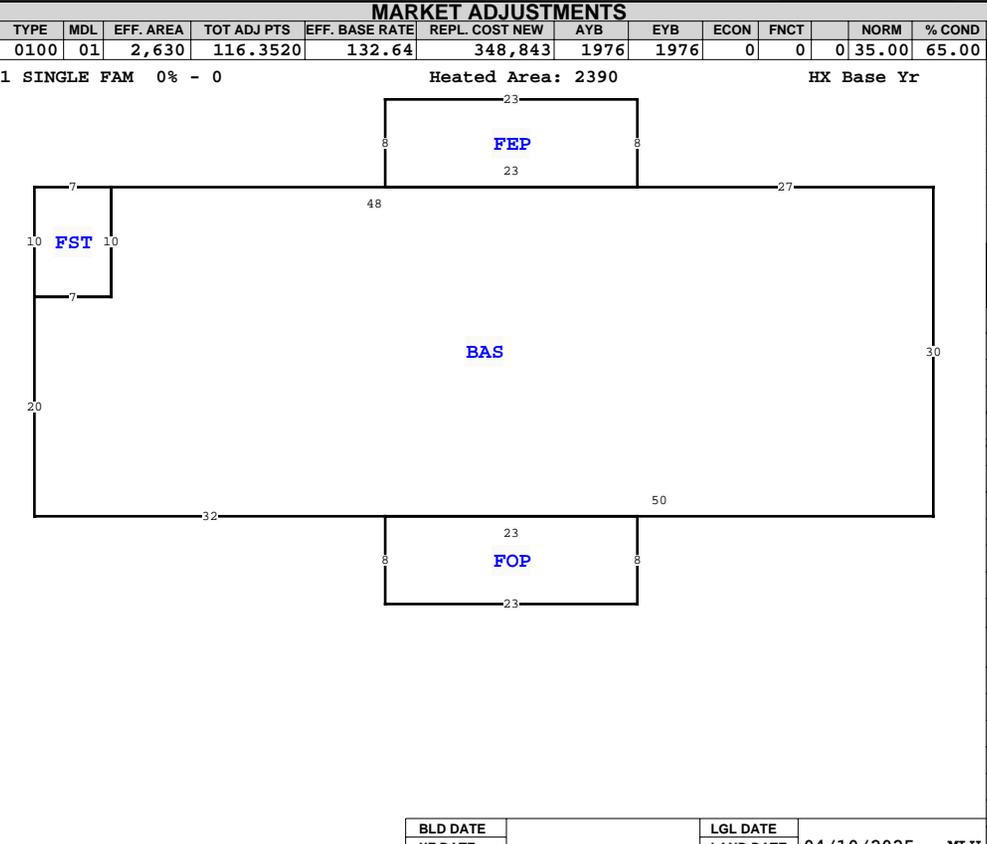




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	11 CLAY TILE 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 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	206,057
FEP	184	80		147	12,674
FOP	184	30		55	4,742
FST	70	55		38	3,276
TOTALS	2,828			2,630	226,748



**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
Tax Dist:		
BUILDING MARKET VALUE		226,748
TOTAL MARKET OB/XF VALUE		7,236
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		278,984
SOH/AGL Deduction		0
ASSESSED VALUE		278,984
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		278,984
TOTAL JUST VALUE		278,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,001

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

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1535	8/01/2016	CT	U	I	18	100

GRANTOR: CLERK OF COURT (FLORE)  
GRANTEE: CHARLES TIMMONS

**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	0190	FPLC PF	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	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0261	PRCH, UOP	0	0	24	24	UT	0.00	0.00	100	0	0	3	100	1,036	
4	0166	CONC,PAVMT	0	0	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2008	2008	3	100	2,200	

1086 NW TURNER AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				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														
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							