

E1/2 OF THE FOLLOWING: COMM SW C
SE1/4, E 1290.18 FT TO W R/W TUR
TO N R/W CAROL ST, W 670.50 FT F

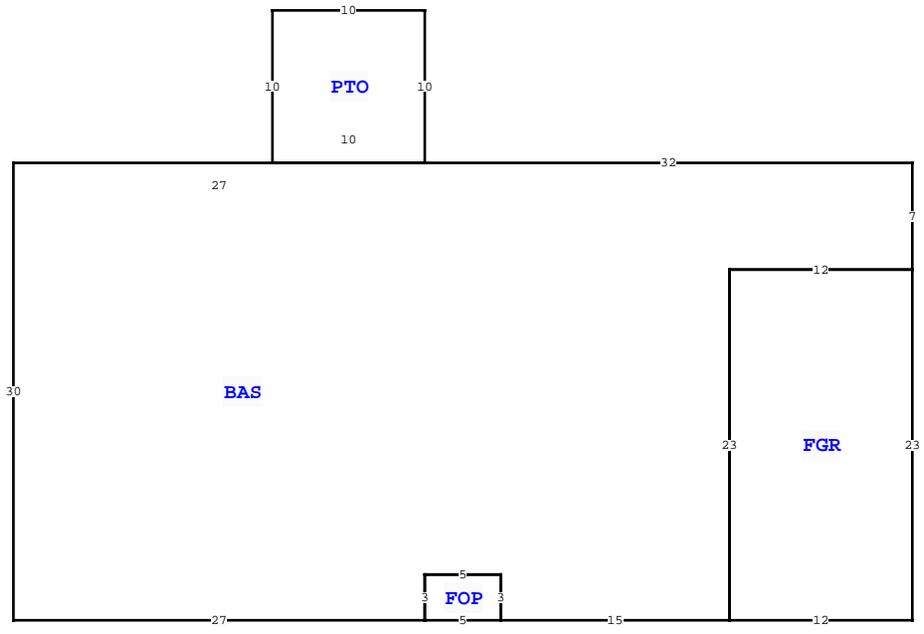
CROOKED PINES APARTMENTS AND RENTALS LLC
7479 NE 33RD WAY
HIGH SPRINGS, FL 32643

2026

28-3S-16-02366-042

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,479	100	
FGR	276	55	
FOP	15	30	
PTO	100	5	
TOTALS	1,870		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,640	121.4136	135.98	223,007	2007	2007	0	0	18.00	82.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1479 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			182,866
TOTAL MARKET OB/XF VALUE			2,337
TOTAL LAND VALUE - MARKET			6,500
TOTAL MARKET VALUE			191,703
SOH/AGL Deduction			0
ASSESSED VALUE			191,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,703
TOTAL JUST VALUE			191,703
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053187	Roof Replacement	10,000	05/21/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2301	10/10/2025	QC	U	I	11	100

GRANTOR: TIMMONS TRAVIS
GRANTEE: CROOKED PINES APART
1515/525 5/20/2024 TR U I 11 100
GRANTOR: TIMMONS CHARLES REVOC
GRANTEE: TIMMONS TRAVIS

BUILDING DIMENSIONS
BAS= W32 PTO= N10 W10 S10 E10\$ W27 S30 E27 FOP= E5 N3 W5 S3\$
N3 E5 S3 E15 FGR= E12 N23 W12 S23\$ N23 E12 N7\$.

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	0	0	779.00	UT	3.00	3.00	100	2008	2008	3	100	2,337	

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	DPHT 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	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							