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

2027

28-3S-16-02366-042

BUILDING CHARACTERISTICS

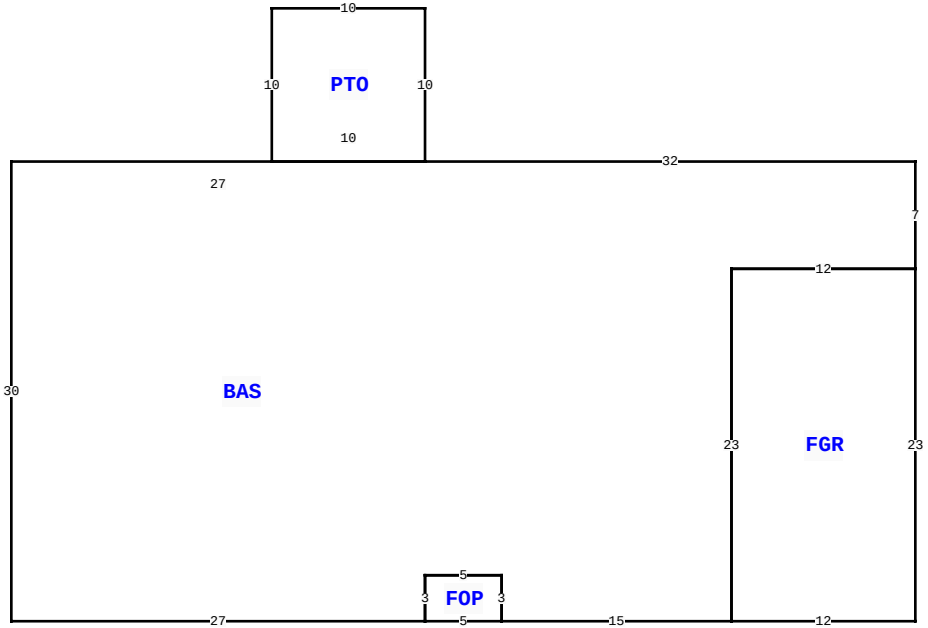
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	161,966
FGR	276	55		152	16,646
FOP	15	30		4	438
PTO	100	5		5	548
TOTALS	1,870			1,640	179,598

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	133.55	219,022	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2026 Heated Area: 1479 HX Base Yr



255 NW CAROL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	179,598
TOTAL MARKET OB/XF VALUE	2,337
TOTAL LAND VALUE - MARKET	6,500
TOTAL MARKET VALUE	188,435
SOH/AGL Deduction	0
ASSESSED VALUE	188,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,435
TOTAL JUST VALUE	188,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,703

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 NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,337

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	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							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 0.50 Total Land Value: 6,500 Market: 0 Agricultural: 0 Common: 6,500 PRINTED 11/17/2026 BY SYS