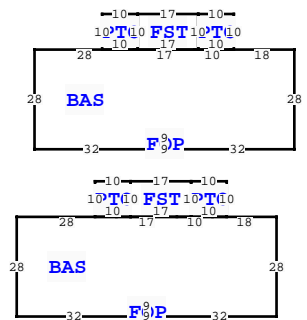
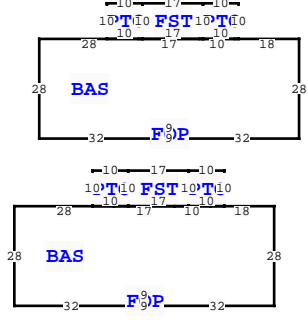


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		9 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	DUPLX	0%	- 2026		811,234	1986	1986	0	0	10	39.00	51.00	Heated Area: 8068
HX Base Yr													



Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
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	2,017	100		2,017	97,991
BAS	2,017	100		2,017	97,991
BAS	2,017	100		2,017	97,991
BAS	2,017	100		2,017	97,991
FOP	27	30		8	389
FOP	27	30		8	389
FOP	27	30		8	389
FOP	27	30		8	389
FST	170	55		94	4,567
FST	170	55		94	4,567
TOTALS	9,656			8,516	413,729

** This building has 20 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

638 NW TURNER AVE, LAKE CITY

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	17,600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	

TOTAL OB/XF 19,600

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			843,683
TOTAL MARKET OB/XF VALUE			19,600
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			903,283
SOH/AGL Deduction			0
ASSESSED VALUE			903,283
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			903,283
TOTAL JUST VALUE			903,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			899,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053194	Roof Replacement	10,000	05/21/2025
000053195	Roof Replacement	10,000	05/21/2025
000053196	Roof Replacement	10,000	05/21/2025
000053197	Roof Replacement	10,000	05/21/2025
000053198	Roof Replacement	10,000	05/21/2025
000053199	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	

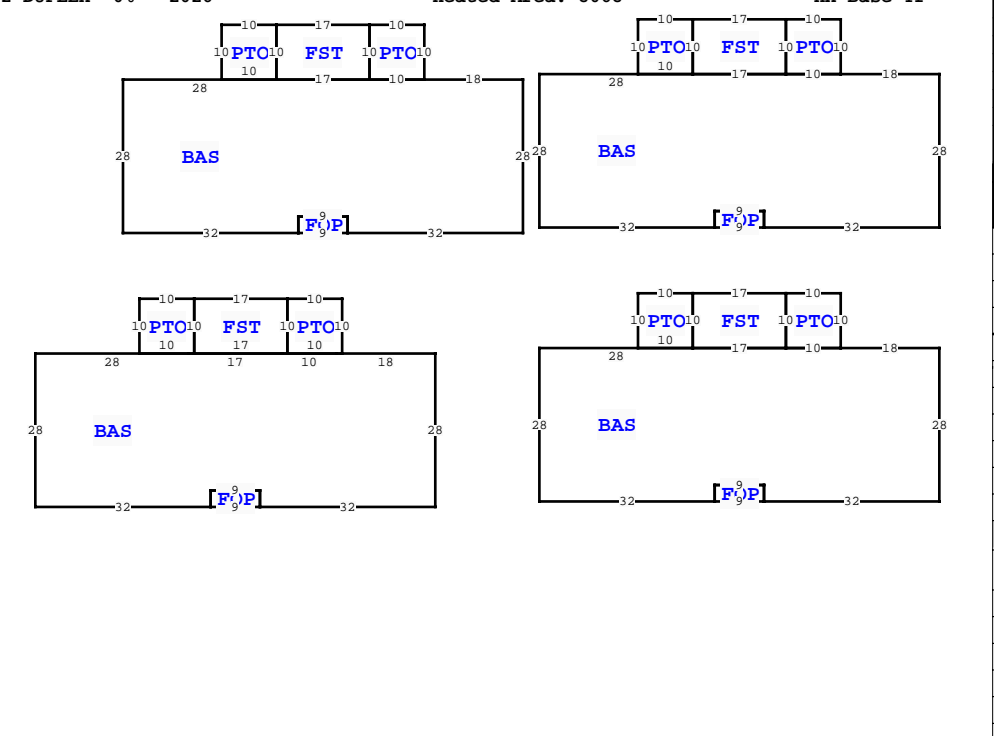
GRANTOR: TIMMONS TRAVIS
GRANTEE: CROOKED PINES APART
1515/525 5/20/2024 TR U I 11 100
GRANTOR: TIMMONS CHARLES REVOC
GRANTEE: TIMMONS TRAVIS

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=87,17] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$													
BAS=[ORIG=92,-30] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$													
BAS=[ORIG=-89,14] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$													
BAS=[ORIG=-82,-33] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$													
FST=[ORIG=63,17] N10 W17 S10 E17 \$													
FST=[ORIG=65,-30] N10 W17 S10 E17 \$													
FST=[ORIG=-113,14] N10 W17 S10 E17 \$													
FST=[ORIG=-109,-33] N10 W17 S10 E17 \$													
PTO=[ORIG=75,-30] N10 W10 S10 E10 \$													
PTO=[ORIG=73,17] N10 W10 S10 E10 \$													
PTO=[ORIG=46,17] N10 W10 S10 E10 \$													
PTO=[ORIG=-45,-80;ORIG=48,-30] N10 W10 S10 E10 \$													

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	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		9 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2 DUPLX		0% - 2026											



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0800	MULTI-FAM <10		MKT AREA	06	28316.00 1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,017	100		2,017	101,834		
BAS	2,017	100		2,017	101,834		
BAS	2,017	100		2,017	101,834		
BAS	2,017	100		2,017	101,834		
FOP	27	30		8	404		
FOP	27	30		8	404		
FOP	27	30		8	404		
FOP	27	30		8	404		
FST	170	55		94	4,746		
FST	170	55		94	4,746		
TOTALS	9,656			8,516	429,954		

** This building has 20 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

638 NW TURNER AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		843,683	
TOTAL MARKET OB/XF VALUE		19,600	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		903,283	
SOH/AGL Deduction		0	
ASSESSED VALUE		903,283	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		903,283	
TOTAL JUST VALUE		903,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		899,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053200	Roof Replacement	10,000	05/21/2025
000053201	Roof Replacement	10,000	05/21/2025
000045283	Electrical Servic	0	08/25/2022

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=[ORIG=0,0] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$	
BAS=[ORIG=0,-50] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$	
BAS=[ORIG=-92,1] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$	
BAS=[ORIG=-76,-49] W18 W10 W17 W28 S28 E32 N3 E9 S3 E32 N28 \$	
FST=[ORIG=-28,0] N10 W17 S10 E17 \$	
FST=[ORIG=-28,-50] N10 W17 S10 E17 \$	
FST=[ORIG=-119,1] N10 W17 S10 E17 \$	
FST=[ORIG=-104,-49] N10 W17 S10 E17 \$	
PTO=[ORIG=-18,0] N10 W10 S10 E10 \$	
PTO=[ORIG=-45,0] N10 W10 S10 E10 \$	
PTO=[ORIG=-18,-50] N10 W10 S10 E10 \$	
PTO=[ORIG=-45,-50] N10 W10 S10 E10 \$	

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV