

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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,727	126.7728	144.52	249,586	2006	2006	0	0	19.00	81.00

1 SINGLE FAM 50% - 2013 Heated Area: 1395 HX Base Yr 2013

139 SW TIMBERLAND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	33316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	163,300
FGR	483	55		266	31,138
FOP	78	30		23	2,692
FOP	144	30		43	5,033
TOTALS	2,100			1,727	202,165

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	50	0	0	1,630.00	UT	2.00	2.00	100	2006	2006	3	100	3,260	
2	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

TOTAL OB/XF																	3,660							
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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			202,165	
TOTAL MARKET OB/XF VALUE			3,660	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			240,825	
SOH/AGL Deduction			44,882	
ASSESSED VALUE			195,943	
TOTAL EXEMPTION VALUE			50,530	
BASE TAXABLE VALUE			145,413	
TOTAL JUST VALUE			240,825	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			239,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24704	SFR	466	07/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0691	3/08/2012	WD	U	I	38	98,700
GRANTOR: RON KOBESAK						
GRANTEE: ZACHARY S PARKS & A						
1110/0389	2/02/2007	WD	Q	I		198,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: RON KOBESAK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 S13 FGR= S23 E21 N23 W21\$ E21 S23 FOP= S4 E18 N4 W4 N2 W3 S2 W11\$ E11 N2 E3 S2 E13 N48 W13 FOP= W12 S12 E12 N12\$ S12 W12\$.	