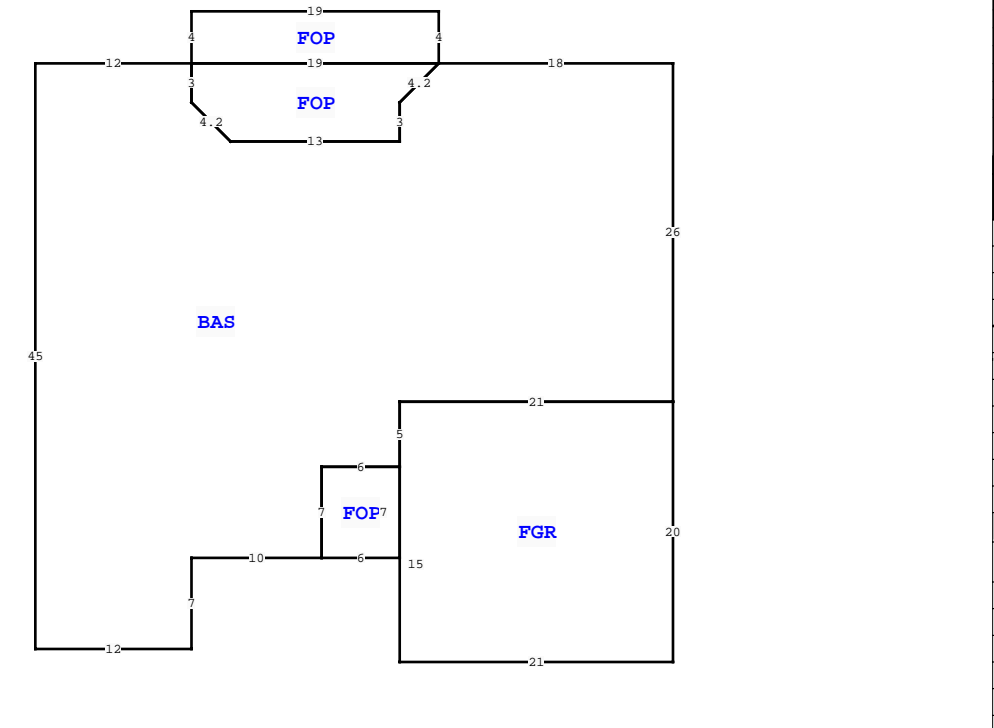


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,852	132.4224	148.31	274,670	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1556 HX Base Yr 2022													



MAP NUM	MKT AREA	06			
33316.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	186,924
FGR	420	55		231	27,751
FOP	42	30		13	1,562
FOP	76	30		23	2,763
FOP	96	30		29	3,484
<b>TOTALS</b>	<b>2,190</b>			<b>1,852</b>	<b>222,483</b>

169 SW TIMBERLAND CT, LAKE CITY

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

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	100	0	1,396.00	UT	2.50	2.50	100	2006	2006	3	100	3,490	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	4,200.00	4,200.00	75	2007	2007	3	75	3,150	
3	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF 10,440

LAND DESCRIPTION																								
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	100		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 SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	222,483			
TOTAL MARKET OB/XF VALUE	10,440			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	267,923			
SOH/AGL Deduction	35,420			
ASSESSED VALUE	232,503			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	181,092			
TOTAL JUST VALUE	267,923			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	270,669			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051989	Roof Replacement	13,100	01/06/2025
24234	SFR	495	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1726	2/03/2021	WD Q	Q	I	01	215,000
GRANTOR: DOHRN DANIEL Z & GRANTEE: SIKES TAYLOR RAYE						
1337/0883	5/22/2017	WD Q	Q	I	01	160,000
GRANTOR: MICHELLE ROSBURY CRUZ GRANTEE: DANIEL Z & SARAH H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 FOP= N4 W19 S4 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N7 E10 FOP= E6 N7 W6 S7\$ N7 E6 FGR= S15 E21 N20 W21 S5\$ N5 E21 N26\$.