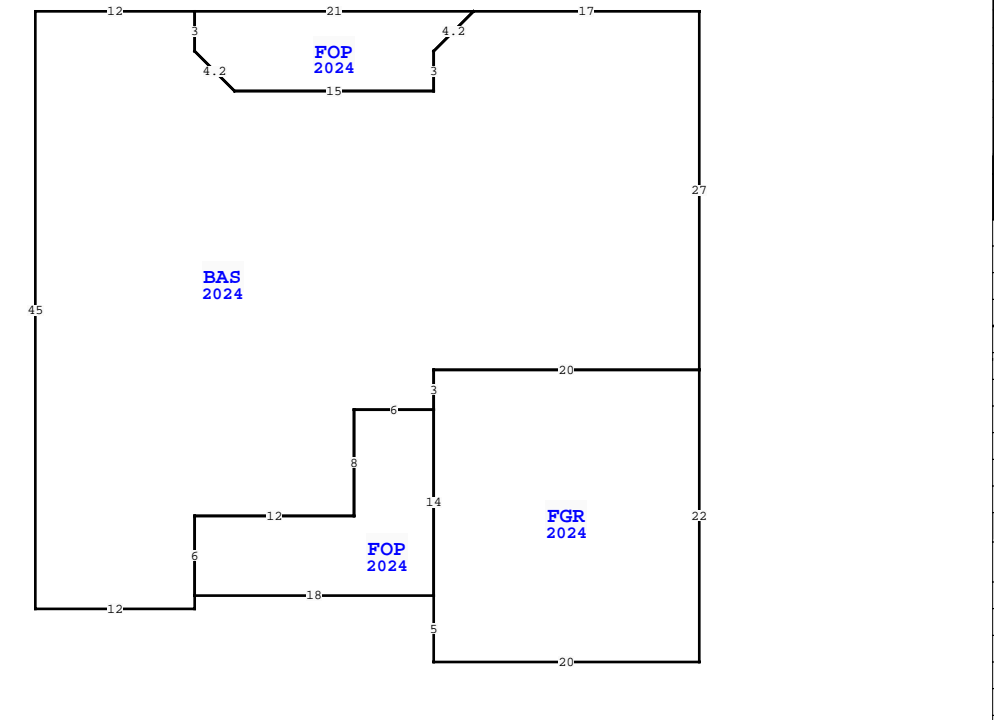


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	NORM	% COND	
1	SINGLE FAM	100%	- 2026									



Quality	06	06			
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	1,608	100	2024	1,608	209,146
FGR	440	55	2024	242	31,476
FOP	108	30	2024	32	4,162
FOP	156	30	2024	47	6,113
TOTALS	2,312			1,929	250,897

267 SW TIMBERLAND CT, LAKE CITY

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

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	0			3.00	100	2024	2023		100	2,580	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			250,897
TOTAL MARKET OB/XF VALUE			2,580
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			288,477
SOH/AGL Deduction			194,549
ASSESSED VALUE			93,928
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			37,517
TOTAL JUST VALUE			288,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044868	New Residential C	323,000	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1003	5/29/2025	WD	Q	I	01	372,500
GRANTOR: KELLUM AMAYA						
GRANTEE: BERNAL JOSE MIGUEL						
1466/14	5/02/2022	WD	U	V	37	25,000
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: KELLUM AMAYA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,10] S45 E12 N1 N6 E12 N8 E6 N3 E20 N27 W17 D3L3 S3 W15 U3L3 N3 W12 \$
FOP=[YR=2024;ORIG=82,10] S3 D3R3 E15 N3 U3R3 W21 \$
FOP=[YR=2024;ORIG=82,48] S6 E18 N14 W6 S8 W12 \$
FGR=[YR=2024;ORIG=100,37] S3 S14 S5 E20 N22 W20 \$

LAND DESCRIPTION																								
TOTAL OB/XF 2,580																								
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							