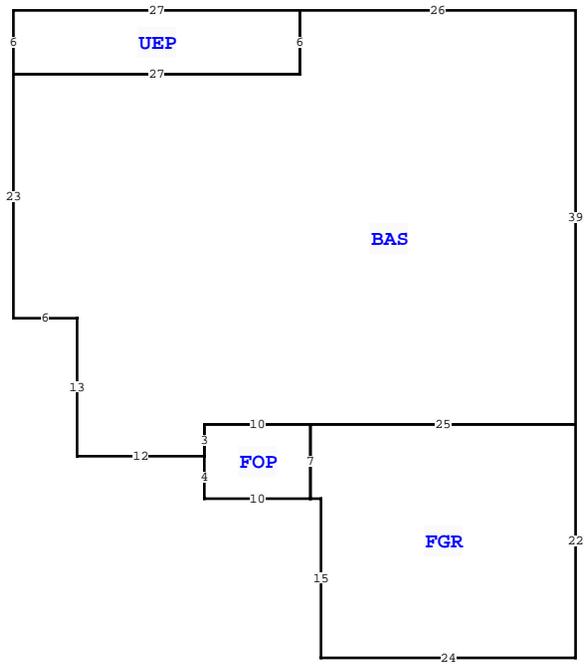


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	32	HARDIE BRD	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

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%	- 2009		Heated Area: 1881					HX Base Yr 2009	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100		1,881	206,993
FGR	535	55		294	32,353
FOP	70	30		21	2,311
UEP	162	60		97	10,674
TOTALS	2,648			2,293	252,331

305 SW TIMBERLAND CT, LAKE CITY
 BLD DATE: 04/14/2026 MLU
 X F DATE: 04/14/2026
 INC DATE: 04/14/2026

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	1,560.00	UT	3.00	3.00	100	2007	2007	3	100	4,680	
2	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

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	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			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			252,331	
TOTAL MARKET OB/XF VALUE			6,780	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			294,111	
SOH/AGL Deduction			107,221	
ASSESSED VALUE			186,890	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			135,479	
TOTAL JUST VALUE			294,111	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			292,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050639	Roof Replacement	19,831	08/23/2024
25198	SFR	596	11/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0811	4/01/2008	WD Q	Q	I	03	135,000
GRANTOR: WADE WILLIS CONSTRUCT						
GRANTEE: MICHAEL S LOGAN JR						
1143/2716	2/25/2008	QC Q	Q	I	01	100
GRANTOR: MICHAEL S LOGAN JR &						
GRANTEE: WADE WILLIS CONTRUC						

BUILDING NOTES											
BAS= W26 UEP= W27 S6 E27 N6\$ S6 W27 S23 E6 S13 E12 FOP= S4 E10 N7 W10 S3\$ N3 E10 FGR= S7 E1 S15 E24 N22 W25 \$ E25 N39\$.											

BUILDING DIMENSIONS											
BAS= W26 UEP= W27 S6 E27 N6\$ S6 W27 S23 E6 S13 E12 FOP= S4 E10 N7 W10 S3\$ N3 E10 FGR= S7 E1 S15 E24 N22 W25 \$ E25 N39\$.											

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	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							