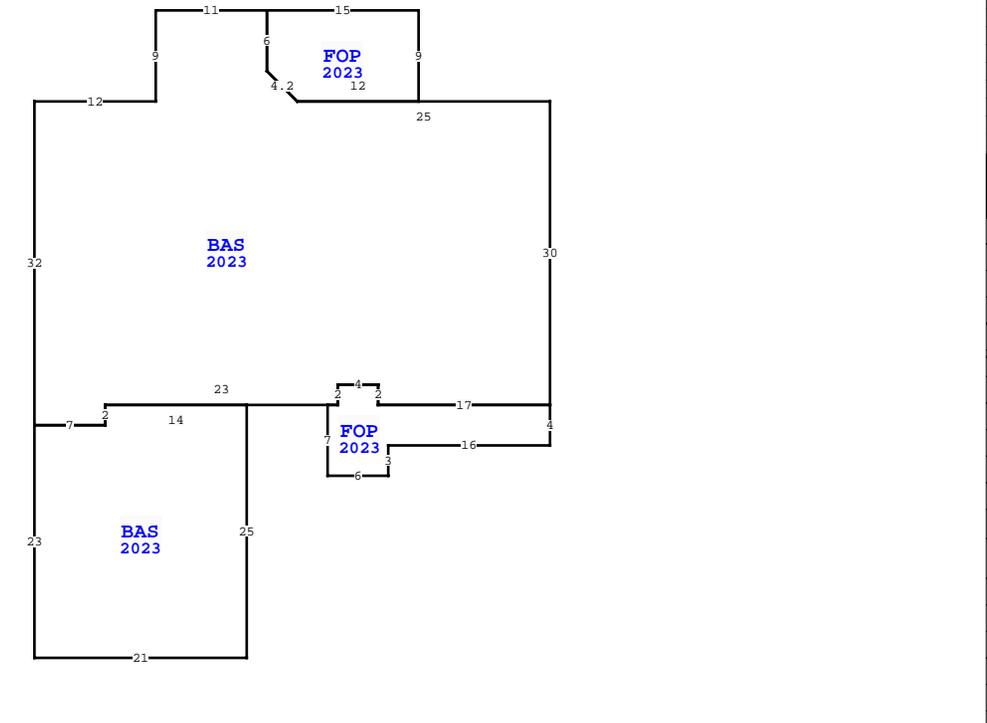


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	511	100	2023
BAS	1,640	100	2023
FOP	114	30	2023
FOP	131	30	2023
TOTALS	2,396		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,224	121.9680	139.04	309,225	2022	2022	0	0	0	3.00	97.00
1 SINGLE FAM			100% - 2023	Heated Area: 2151			HX Base Yr 2023					



394 SW TIMBERLAND CT, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026
 XF DATE: [] LAND DATE: [] MLU
 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	0			3.00	100	2023	2022		100	2,880	

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		299,948	
TOTAL MARKET OB/XF VALUE		2,880	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		337,828	
SOH/AGL Deduction		82,243	
ASSESSED VALUE		255,585	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		204,174	
TOTAL JUST VALUE		337,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043633	New Residential C	150,000	02/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1415	9/15/2022	WD Q	Q	I	01	330,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: COCHRAN THURMON						
1448/1374	9/23/2021	QC U	U	V	11	100
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=-90,-40] W25 U3L3 N6 W11 S9 W12 S32 E7 N2 E23 N2 E4 S2 E17 N30 \$
BAS=[YR=2023;ORIG=-120,-10] W14 S2 W7 S23 E21 N25 \$
FOP=[YR=2023;ORIG=-103,-49] W15 S6 D3R3 E12 N9 \$
FOP=[YR=2023;ORIG=-90,-10] W17 N2 W4 S2 W1 S7 E6 N3 E16 N4 \$