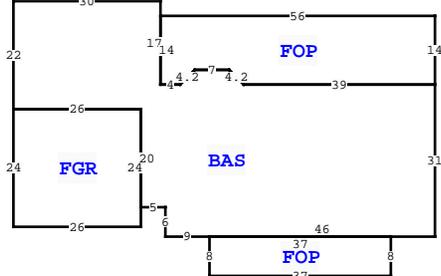
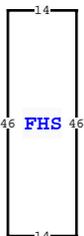


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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%	- 2008		Heated Area: 3144					HX Base Yr 2008			



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	271,461
FGR	624	55		343	37,244
FHS	644	60		386	41,913
FOP	296	30		89	9,664
FOP	754	30		226	24,540
TOTALS	4,818			3,544	384,823

346 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,686.00	UT	2.00	2.00	100	2007	2007	3	100	3,372	
3	0120	CLFENCE 4	0	100	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0294	SHED WOOD/	0	100	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

TOTAL OB/XF 8,572

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	1.10	35,000.00	38,500.00	38,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			384,823
TOTAL MARKET OB/XF VALUE			8,572
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			431,895
SOH/AGL Deduction			152,092
ASSESSED VALUE			279,803
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			228,392
TOTAL JUST VALUE			431,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25153	SFR	814	10/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1256	2/14/2026	QC	U	I	11	100

GRANTOR: GRUNDMANN WENDY SUE
GRANTEE: CREWS WENDY SUE
1224/1925 11/09/2011 WD U I 11 100
GRANTOR: JAMES WYLES CASON (SI)
GRANTEE: WENDY SUE CASON (NK)

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S22 FGR= S24 E26 N24 W26\$ E26 S20 E5 S6 E9 FOP= S8 E37 N8 W37\$ E46 N31 FOP= N14 W56 S14 E4 R3 U3 E7 D3 R3 E39\$ W39 L3 U3 W7 D3 L3 W4 N17\$ PTR= N30 FHS= N46 W14 S46 E14\$ S30\$.