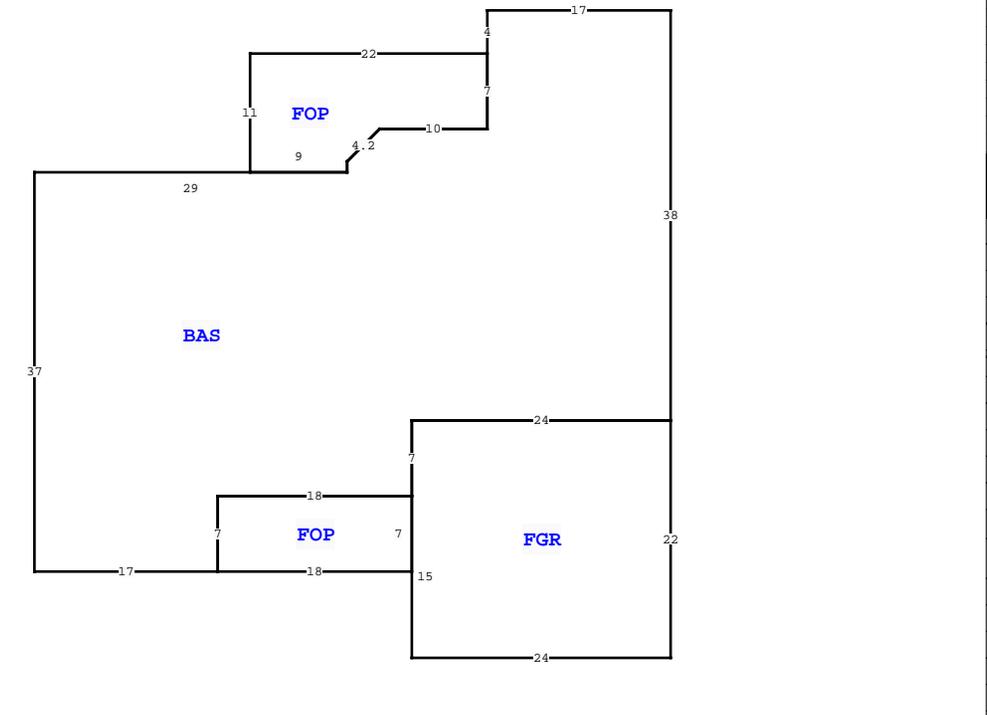


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	32 HARDIE BRD 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,410	126.3240	144.01	347,064	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2018 Heated Area: 2024 HX Base Yr 2018													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100		2,024	239,010
FGR	528	55		290	34,246
FOP	126	30		38	4,487
FOP	195	30		58	6,849
TOTALS	2,873			2,410	284,592

302 SW TIMBERLAND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			284,592	
TOTAL MARKET OB/XF VALUE			6,093	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			325,685	
SOH/AGL Deduction			113,513	
ASSESSED VALUE			212,172	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			160,761	
TOTAL JUST VALUE			325,685	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			324,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25118	SFR	614	10/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1684	7/28/2017	WD Q	Q	I	01	205,000
GRANTOR: GREGORY A HART & LIQI						
GRANTEE: JAMES D FOX & AMBER						
1267/1794	12/30/2013	WD U	U	I	11	100
GRANTOR: GREGORY A HART & LIQI						
GRANTEE: GREGORY A HART & LI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 S4 FOP= W22 S11 E9 N1 R3 U3 E10 N7 S7 W10 D3 L3 S1 W29 S37 E17 FOP= E18 N7 W18 S7 S7 N7 E18 FGR= S15 E24 N22 W24 S7 S7 N7 E24 N38 \$.	

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	UT	3.00	3.00	100	2007	2007	3	100	4,893	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF														6,093								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							