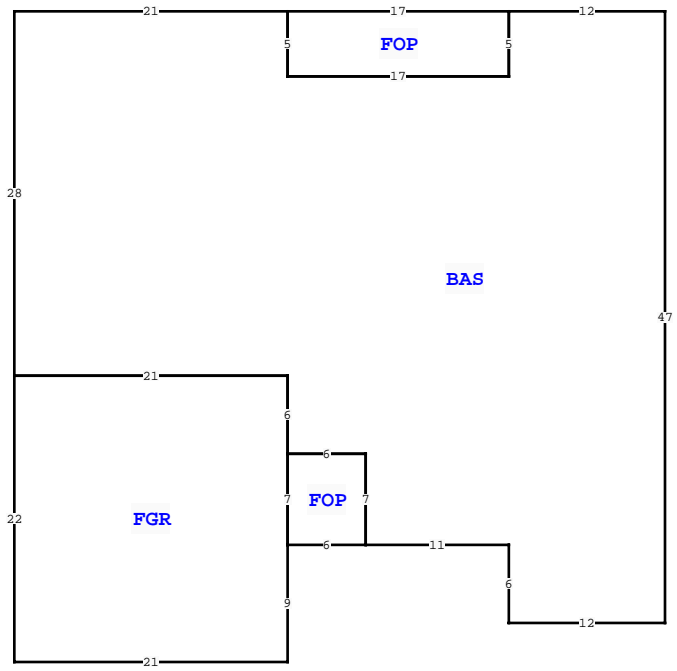


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
06	06				
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	1,722	100		1,722	219,402
FGR	462	55		254	32,363
FOP	42	30		13	1,656
FOP	85	30		26	3,313
TOTALS	2,311			2,015	256,734

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,015	118.5030	132.72	267,431	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1722 HX Base Yr 2022											



218 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	2022	2021		100	3,600	

TOTAL OB/XF 3,600

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	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	256,734			
TOTAL MARKET OB/XF VALUE	3,600			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	295,334			
SOH/AGL Deduction	33,855			
ASSESSED VALUE	261,479			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	210,068			
TOTAL JUST VALUE	295,334			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	298,008			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40036	SFR	0	06/25/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/829	4/28/2021	WD Q	Q	I	01	248,500
GRANTOR: CORNERSTONE DEVELOPEME						
GRANTEE: KENNEDY NATASHIE L						
1116/2407	4/18/2007	WD Q	Q	V	01	185,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=70,20] S28 E21 S6 E6 S7 E11 S6 E12 N47 W12 S5 W17 N5 W21 \$											
FOP=[ORIG=91,20] S5 E17 N5 W17 \$											
FGR=[ORIG=70,48] S22 E21 N9 N7 N6 W21 \$											
FOP=[ORIG=91,54] S7 E6 N7 W6 \$											