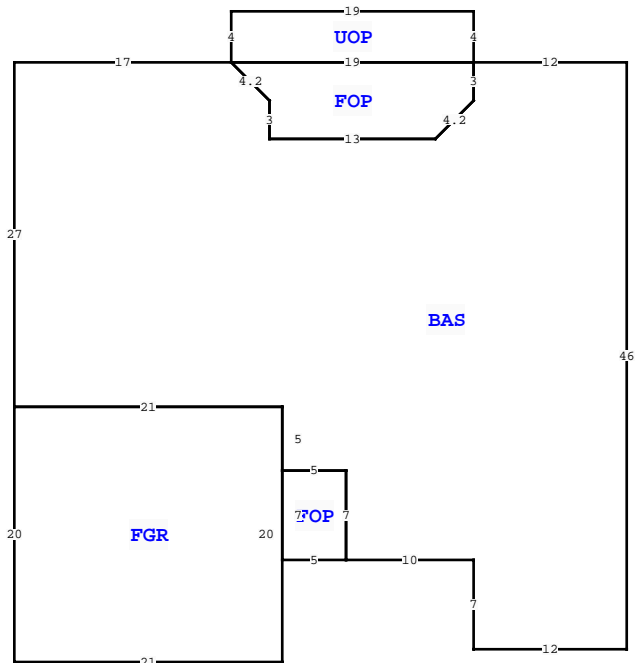


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural	05	CONV	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100		1,573	182,748
FGR	420	55		231	26,837
FOP	35	30		10	1,162
FOP	96	30		29	3,369
UOP	76	20		15	1,742
TOTALS	2,200			1,858	215,859

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,858	128.0664	143.43	266,493	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 0% - 0 Heated Area: 1573 HX Base Yr													



196 SW TIMBERLAND CT, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
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	0	0	0	1,538.00	UT	2.50	2.50	100	2006	2006	3	100	3,845	
2	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			215,859
TOTAL MARKET OB/XF VALUE			4,445
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			255,304
SOH/AGL Deduction			0
ASSESSED VALUE			255,304
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			255,304
TOTAL JUST VALUE			255,304
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23914	SFR	494	11/30/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1089/1287	7/06/2006	WD Q	Q	I		189,900
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: ANTHONY & KELLIE HA						
1062/2214	10/18/2005	WD Q	Q	V		518,400
GRANTOR: D D P CORP						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W12 UOP= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E21 N20 W21\$ E21 S5 FOP= S7 E5 N7 W5\$ E5 S7 E10 S7 E12 N46 \$.													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							