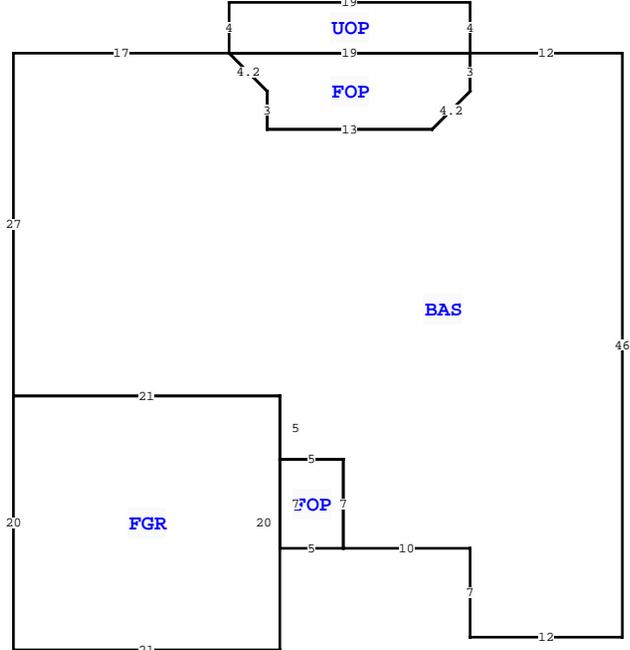


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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	146.00	271,268	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 0% - 0 Heated Area: 1573 HX Base Yr														



MAP NUM	MKT AREA	06			
33316.00	1.00/				
NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100		1,573	186,023
FGR	420	55		231	27,318
FOP	35	30		10	1,183
FOP	96	30		29	3,430
UOP	76	20		15	1,774
<b>TOTALS</b>	<b>2,200</b>			<b>1,858</b>	<b>219,727</b>

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	1,538.00	UT	2.50	2.50	100	2006	2006	3	100	3,845	
2	0263	PRCH, USP	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

TOTAL OB/XF 4,445

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		219,727	
TOTAL MARKET OB/XF VALUE		4,445	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		259,172	
SOH/AGL Deduction		0	
ASSESSED VALUE		259,172	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,172	
TOTAL JUST VALUE		259,172	
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

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 \$.