

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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.	1.100	
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	2,121	126.3240	141.48	300,079	2022	2022	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1709 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			291,077
TOTAL MARKET OB/XF VALUE			2,160
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			328,237
SOH/AGL Deduction			0
ASSESSED VALUE			328,237
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			328,237
TOTAL JUST VALUE			328,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,237

DOR CODE		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	1,709	100	2023	1,709	234,535
FGR	501	55	2023	276	37,877
FOP	225	30	2023	68	9,332
FOP	227	30	2023	68	9,332
TOTALS	2,662			2,121	291,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
43079			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2071	10/08/2021	WD Q	Q	V	01	38,400

GRANTOR: CORNERSTONE DEVELOPER
GRANTEE: FORTUNE JEREMY C

EXTRA FEATURES		386 SW TIMBERLAND CT, LAKE CITY													
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		720.00	UT	3.00				3.00	2,160

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,19] W25 N9 W15 S9 W12 S33 E8 N3 E22 N2 E5 S2 E17 N30 \$	
FGR=[YR=2023;ORIG=59,49] W13 S3 W8 S22 E21 N25 \$	
FOP=[YR=2023;ORIG=90,49] W17 N2 W5 S2 W9 S7 E31 N7 \$	
FOP=[YR=2023;ORIG=65,10] E25 S9 W25 N9 \$	

LAND DESCRIPTION		TOTAL OB/XF										2,160												
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							