COMM NW COR OF NW1/4 OF NE1/4, R
FT TO S R/W OF RR E ALONG RR 170
POB, RUN S 130.30 FT, E 114.89 F

RICHARDSON THEARDRICK
742 SW JONES TERR
LAKE CITY, FL 32025

2026

33-3S-17-06344-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1406 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	2,726
TOTAL MARKET VALUE	10,326
SOH/AGL Deduction	698
ASSESSED VALUE	9,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,628
TOTAL JUST VALUE	10,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,326

BLDG:1:1: PINECREST MH

XFOB:1:1: PINECREST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0832	6/12/2015	QC	U	I	11	100
GRANTOR: KATRINA TIMMONS						
GRANTEE: THEARDRICK RICHARDS						
1107/2035	5/03/2006	WD	Q	I	01	100
GRANTOR: BETTY GENE TIMMONS GR						
GRANTEE: KATRINA TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9901	C	AC/XFOB	0		00	0.00	0.00	10,904.00	SF		1.00	1.00	1.00	0.25	0.25	2,726							

REVIEW DATE 01/12/2017 BY DF Total Acres: 0.25 Total Land Value: 2,726 Market: 0 Agricultural: 0 Common: 2,726 PRINTED 06/19/2026 BY SYS