LOT 2 & E 48.50 FT OF LOT 3 BLOC
MANOR S/D.

HIGHSMITH BARBARA G
254 SE TIM ST
LAKE CITY, FL 32025

2027

33-3S-17-06790-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

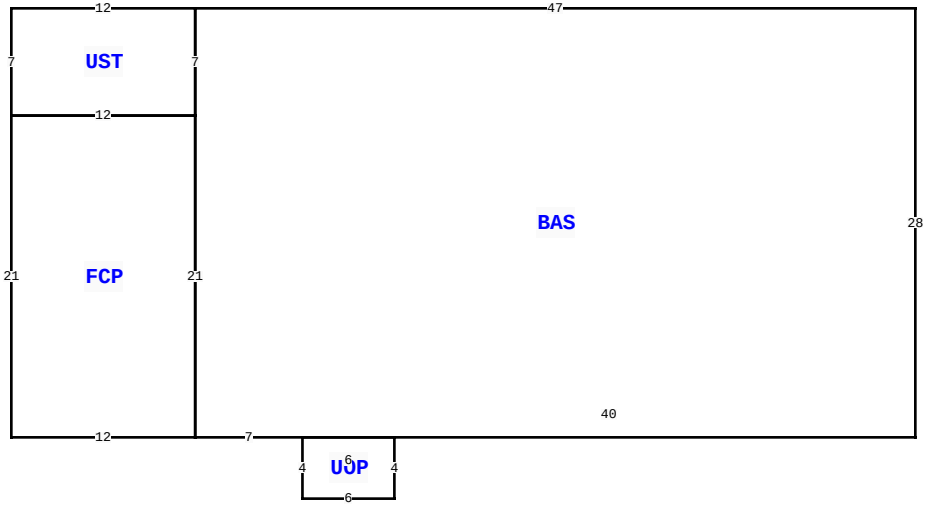
NEIGHBORHOOD/LOC 33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100		1,316	105,385
FCP	252	25		63	5,045
UOP	24	20		5	400
UST	84	45		38	3,043
TOTALS	1,676			1,422	113,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	112.0000	123.20	175,190	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1316 HX Base Yr



254 SE TIM ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,874
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	134,424
SOH/AGL Deduction	0
ASSESSED VALUE	134,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,424
TOTAL JUST VALUE	134,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0880/0799	5/05/1999	WD	Q	I		37,000
GRANTOR: YAZDANPOUR						
GRANTEE: HIGHSMITH						
0869/1922	7/17/1998	QC	Q	I	01	0
GRANTOR: YAZDANPOUR						
GRANTEE: YAZDANPOUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 UST= W12 S7 E12 N7$S7 FCP= W12 S21 E12 N21$ S21 E7
UOP= S4 E6 N4 W6$ E40 N28$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0100	C	SFR	0		RSF/MH	80.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 12/15/2016 BY DF Total Acres: 0.23 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS