

LOT 11 BLOCK 11 COUNTRY CLUB EST  
359-206, 807-2322, DC 807-2320,

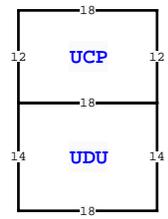
TIMMONS RONALD SR/TIMMONS ROSHANDA  
410 SE OLUSTEE AVE  
LAKE CITY, FL 32025

**2026**

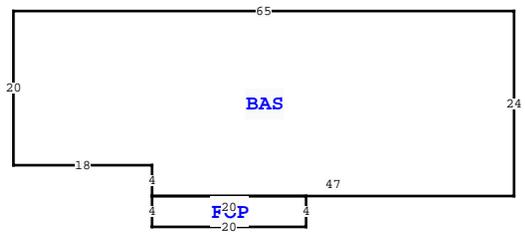
34-3S-17-07221-000  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	1996									Heated Area: 1488	HX Base Yr 1996



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	121,558
FOP	80	30		24	1,960
UCP	216	20		43	3,513
UDU	252	55		139	11,356
<b>TOTALS</b>	<b>2,036</b>			<b>1,694</b>	<b>138,386</b>



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	138,386		
TOTAL MARKET OB/XF VALUE	1,500		
TOTAL LAND VALUE - MARKET	20,905		
TOTAL MARKET VALUE	160,791		
SOH/AGL Deduction	89,752		
ASSESSED VALUE	71,039		
TOTAL EXEMPTION VALUE	HX HB 46,039		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	160,791		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	158,369		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2641	4/22/2021	WD	U	I	30	100
GRANTOR: TIMMONS RONALD D SR						
GRANTEE: TIMMONS ROSHANDA						
1435/1594	4/21/2021	QC	U	I	11	100
GRANTOR: ARMSTRONG LINDA						
GRANTEE: TIMMONS RONALD SR						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	

TOTAL OB/XF													
410 SE OLUSTEE AVE, LAKE CITY													
1,500													

BUILDING NOTES													
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**BUILDING DIMENSIONS**  
BAS= W65 S20 E18 S4 FOP= S4 E20 N4 W20\$ E47 N24 \$ PTR=N30  
UDU= N14 UCP= N12 W18 S12 E18\$ W18 S14 E18\$ S30\$.

LAND DESCRIPTION																								
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	100		RSF-21	100.00	121.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							