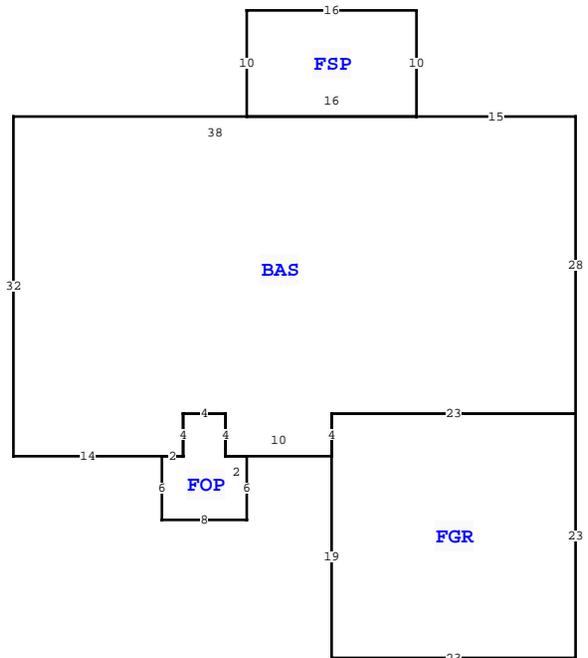


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating 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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,588	100	
FGR	529	55	
FOP	64	30	
FSP	160	40	
TOTALS	2,341		1,962

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: 1588					HX Base Yr 1996	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	219,546		
TOTAL MARKET OB/XF VALUE	4,722		
TOTAL LAND VALUE - MARKET	32,800		
TOTAL MARKET VALUE	257,068		
SOH/AGL Deduction	77,210		
ASSESSED VALUE	179,858		
TOTAL EXEMPTION VALUE	HX HB SX 101,411		
BASE TAXABLE VALUE	78,447		
TOTAL JUST VALUE	257,068		
NCON VALUE	1,000		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	250,765		
SALE:2:1: CLYDE IS CONTRACTOR			
LAND:1:1: LOT 11 KING'S WOOD ; 1.66 AC			
BLDG:1:1: INDEPTH STUDY 1996			
SALE:1:1: SALE PRICE INDICATES IMPROVEMENTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11441	M H	125	07/24/1996
9365	SFR	265	02/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/0503	6/03/1995	WD Q	Q	I		92,000
GRANTOR: CLYDE O & EVA E TIMMO						
GRANTEE: JOHN E & LINNIE F M						
0774/0266	4/29/1993	WD U	V	12		6,000
GRANTOR: GAIL FANKHAUSER						
GRANTEE: CLYDE O TIMMONS						

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	681.00	UT	1.50	1.50	100	1995	1995	3	100	1,022	
2	0070	CARPOT UF	0	100	20	600.00	UT	2.50	2.50	100	1997	1997	3	100	1,500	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0296	SHED METAL	0	100	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
TOTALS															4,722	

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		00	189.00	382.00	1.64	AC		1.00	1.00	1.00	20,000.00	20,000.00	32,800							

LOT 11 KING'S WOOD S/D.
ORB 448-131, 774-266, 807-503,

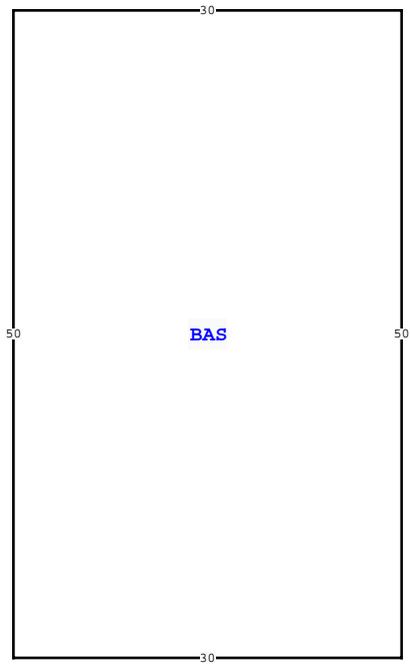
MOSER JOHN E/MOSER LINNIE F
166 SW KINGWOOD PL
LAKE CITY, FL 32024

2026

35-4S-16-03292-011
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8700	06	1,500	91.5600	36.62	54,930	1996	1996		0	0	40.00	60.00
2 PREF M B A 0% - 1996 Heated Area: 1500 HX Base Yr 1996												



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	35416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	32,958
TOTALS	1,500			1,500	32,958

166 SW KINGWOOD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 2 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
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INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: CLYDE O & EVA E TIMMO						
GRANTEE: JOHN E & LINNIE F M						
0774/0266	4/29/1993	WD	U	V	12	6,000
GRANTOR: GAIL FANKHAUSER						
GRANTEE: CLYDE O TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S50 E30 N50\$.

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV