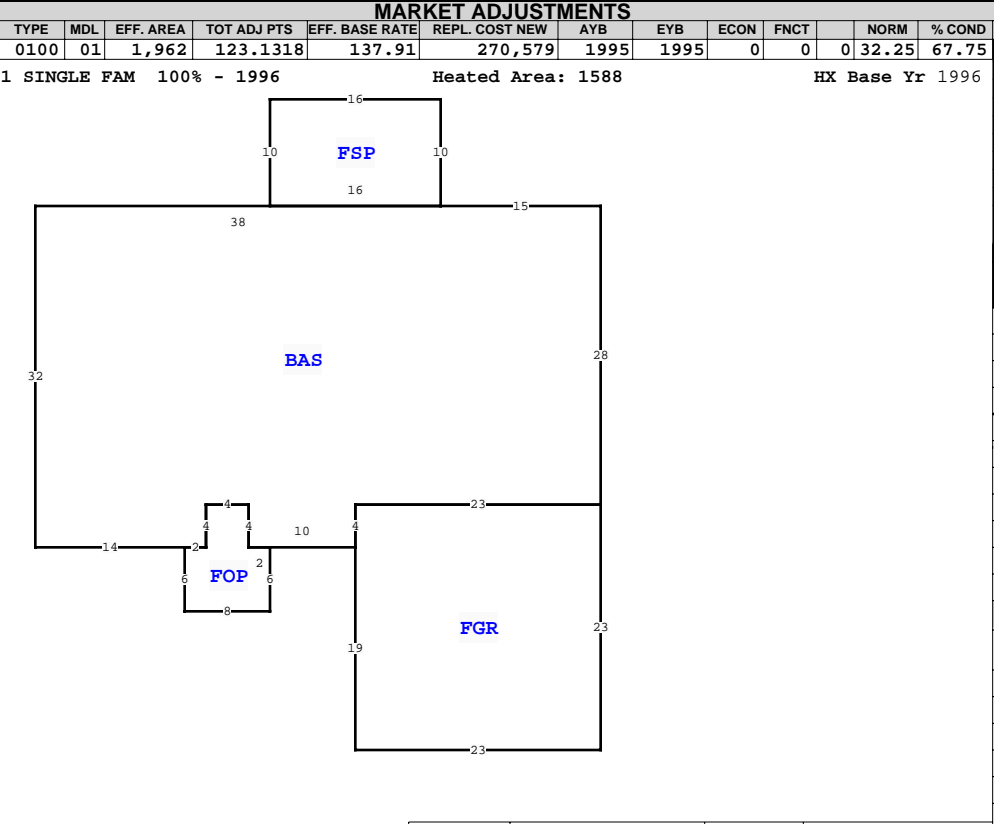


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100		1,588	148,373
FGR	529	55		291	27,189
FOP	64	30		19	1,775
FSP	160	40		64	5,980
<b>TOTALS</b>	<b>2,341</b>			<b>1,962</b>	<b>183,317</b>

166 SW KINGWOOD PL, LAKE CITY

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

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,628
TOTAL MARKET OB/XF VALUE		4,722
TOTAL LAND VALUE - MARKET		26,240
TOTAL MARKET VALUE		245,590
SOH/AGL Deduction		67,379
ASSESSED VALUE		178,211
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		76,800
TOTAL JUST VALUE		245,590
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						

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	681.00	UT	1.50	1.50	100	1995	1995	3	100	1,022	
2	0070	CARPORT UF	0 100	20 30	600.00	UT	2.50	2.50	100	1997	1997	3	100	1,500	
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0296	SHED METAL	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W15 FSP= N10 W16 S10 E16\$ W38 S32 E14 FOP= S6 E8 N6 W2 N4 W4 S4 W2\$ E2 N4 E4 S4E10 FGR= S19 E23 N23 W23 S4\$ N4 E23 N28\$.

LAND DESCRIPTION		TOTAL OB/XF														4,722								
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	16,000.00	16,000.00	26,240							

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

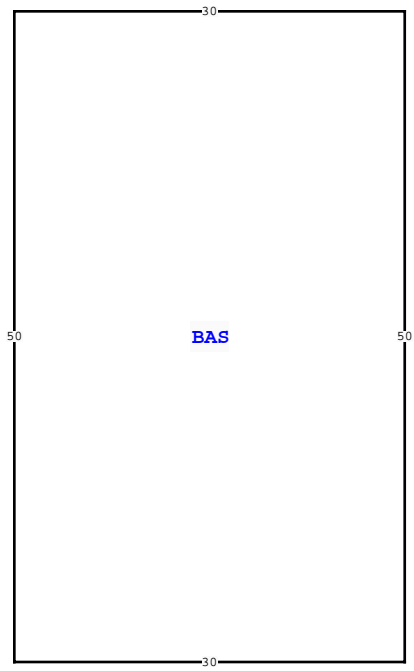
MOSER JOHN E/MOSER LINNIE F  
166 SW KINGWOOD PL  
LAKE CITY, FL 32024

**2026**

35-4S-16-03292-011  
COLUMBIA COUNTY PROPERTY PAGE 2 of 2 3

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	34.79	52,185	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
BAS	1,500	100
TOTALS	1,500	31,311

166 SW KINGWOOD PL, LAKE CITY

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

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

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

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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GRANTOR: GAIL FANKHAUSER						
GRANTEE: CLYDE O TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S50 E30 N50\$.