E1/2 OF THE FOLLOWING: COMM SW C
SE1/4, E 1290.18 FT TO W R/W TUR
TO N R/W CAROL ST, W 670.50 FT F

TIMMONS TRAVIS
7479 NE 33RD WAY
HIGH SPRINGS, FL 32643

2025

28-3S-16-02366-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

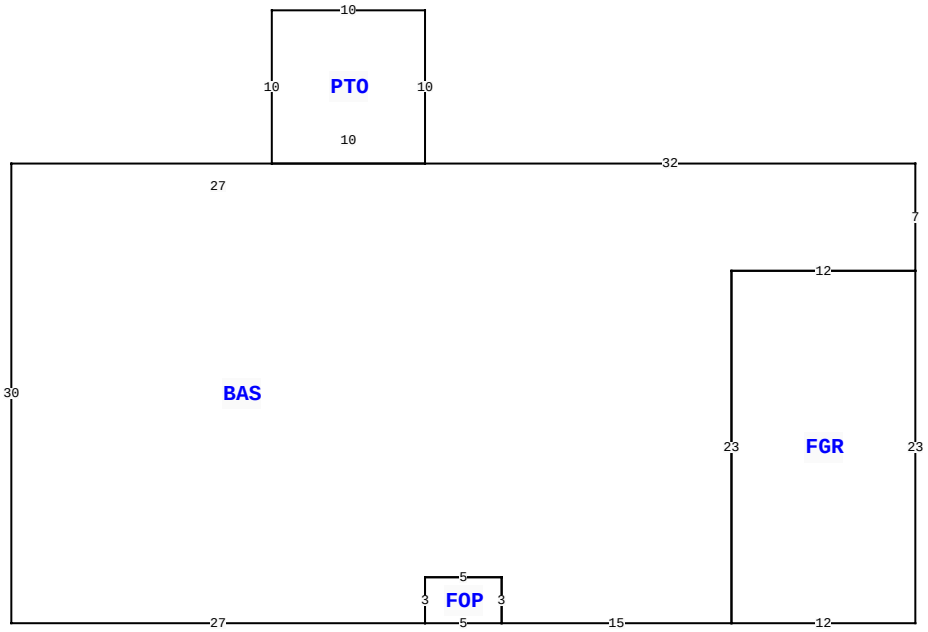
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	166,925
FGR	276	55		152	17,155
FOP	15	30		4	452
PTO	100	5		5	564
TOTALS	1,870			1,640	185,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	121.4136	135.98	223,007	2007	2007	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1479 HX Base Yr



255 NW CAROL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,096
TOTAL MARKET OB/XF VALUE	2,337
TOTAL LAND VALUE - MARKET	6,500
TOTAL MARKET VALUE	193,933
SOH/AGL Deduction	0
ASSESSED VALUE	193,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,933
TOTAL JUST VALUE	193,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/525	5/20/2024	TR	U	I	11	100
GRANTOR: TIMMONS CHARLES REVOC						
GRANTEE: TIMMONS TRAVIS						
1490/507	4/27/2023	WD	U	I	11	0
GRANTOR: TIMMONS CHARLES						
GRANTEE: TIMMONS CHARLES REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= N10 W10 S10 E10$ W27 S30 E27 FOP= E5 N3 W5 S3$ N3 E5 S3 E15 FGR= E12 N23 W12 S23$ N23 E12 N7$.

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	779.00	UT	3.00	3.00	100	2008	2008	3	100	2,337	

LAND DESCRIPTION

TOTAL OB/XF 2,337

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	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							

REVIEW DATE 03/07/2023 BY KS Total Acres: 0.50 Total Land Value: 6,500 Market: 0 Agricultural: 0 Common: 6,500 PRINTED 05/14/2025 BY SYS