LOT 71 EMERALD COVE S/D PHS 1.
WD 1062-2214, WD 1110-389, WD 12

PARKS ZACHARY S/BUSSEY AMBER B
139 SW TIMBERLAND CT
LAKE CITY, FL 32024

2025

33-3S-16-02438-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

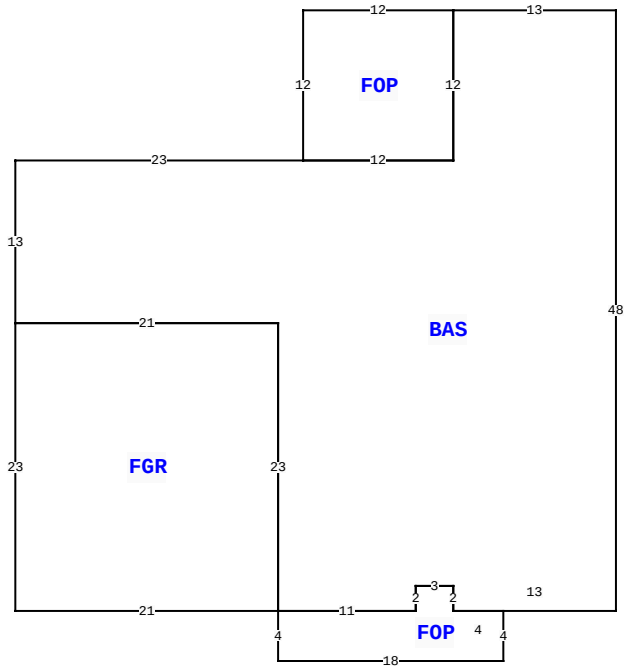
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	162,422
FGR	483	55		266	30,971
FOP	78	30		23	2,678
FOP	144	30		43	5,007
TOTALS	2,100			1,727	201,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	126.7728	141.99	245,217	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 50% - 2013 Heated Area: 1395 HX Base Yr 2013



139 SW TIMBERLAND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,078
TOTAL MARKET OB/XF VALUE		3,660
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		239,738
SOH/AGL Deduction		46,325
ASSESSED VALUE		193,413
TOTAL EXEMPTION VALUE	HA HAB	48,544
BASE TAXABLE VALUE		144,869
TOTAL JUST VALUE		239,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24704	SFR	466	07/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0691	3/08/2012	WD	U	I	38	98,700
GRANTOR: RON KOBESAK						
GRANTEE: ZACHARY S PARKS & A						
1110/0389	2/02/2007	WD	Q	I		198,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: RON KOBESAK						

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	50	0	0	1,630.00	UT	2.00	2.00	100	2006	2006	3	100	3,260	
2	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S13 FGR= S23 E21 N23 W21$ E21 S23 FOP= S4 E18 N4 W4 N2 W3 S2 W11$ E11 N2 E3 S2 E13 N48 W13 FOP= W12 S12 E12 N12$ S12 W12$.

LAND DESCRIPTION

TOTAL OB/XF 3,660

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/20/2025 BY SYS