LOT 74 EMERALD COVE S/D PHS 1.
WD 1062-2214, WD 1108-958, WD 12

ZHU NA
231 SW TIMBERLAND CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-174

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

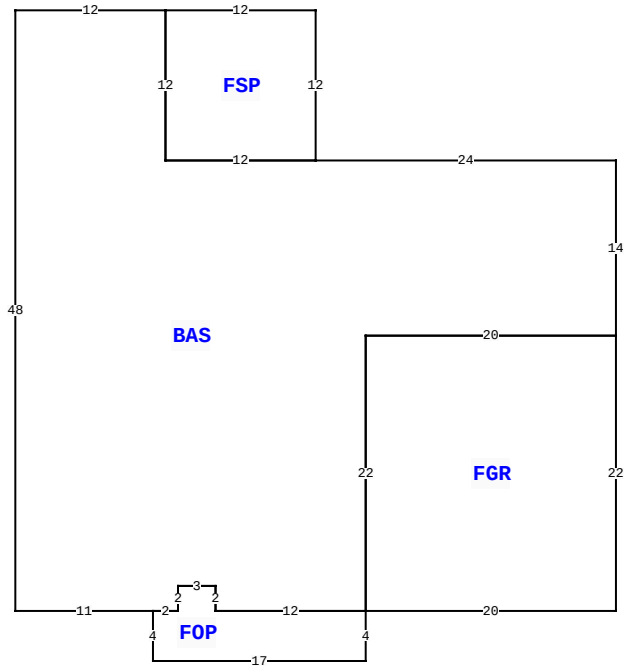
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,426	100		1,426	168,489
FGR	440	55		242	28,594
FOP	74	30		22	2,599
FSP	144	40		58	6,853
TOTALS	2,084			1,748	206,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	130.2444	145.87	254,981	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1426 HX Base Yr 2021



231 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		206,535
TOTAL MARKET OB/XF VALUE		14,034
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		255,569
SOH/AGL Deduction		41,909
ASSESSED VALUE		213,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,938
TOTAL JUST VALUE		255,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24679	SFR	466	06/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1652	6/24/2019	WD	Q	I	01	173,000
GRANTOR: VIRGINIA CHAUNCEY						
GRANTEE: NA ZHU						
1259/1733	7/27/2013	WD	U	I	38	95,000
GRANTOR: KEVIN R SHARP						
GRANTEE: VIRGINIA CHAUNCEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W12 S12 E12$ W12 N12 W12 S48 E11 FOP= S4 E17 N4 W12 N2 W3 S2 W2$ E2 N2 E3 S2 E12 FGR= E20 N22 W20 S22$ N22 E20 N14$.

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	100	0	0	1,478.00	UT	3.00	3.00	100	2006	2006	3	100	4,434	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2023	2022		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 14,034

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	100		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 KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS