LOT 78 EMERALD COVE S/D PHS 2.
WD 1075-393, QC 1143-2716, WD 11

LOGAN MICHAEL S JR
305 SW TIMBERLAND CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-178

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

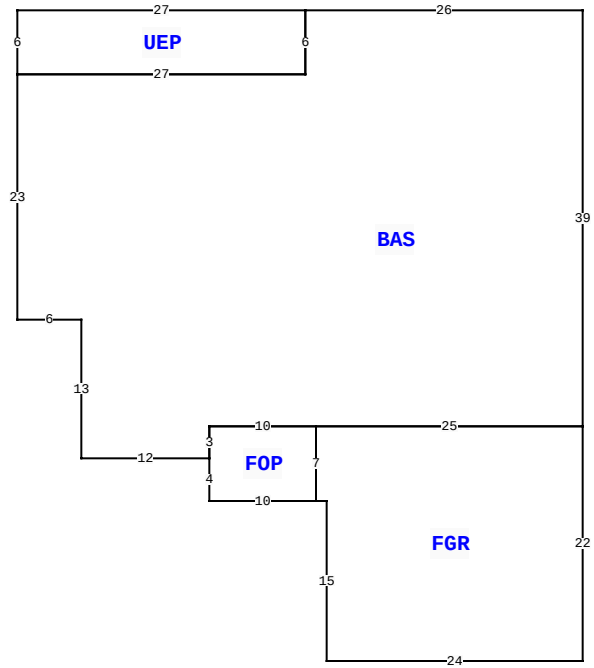
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	1,881	100		1,881	203,353
FGR	535	55		294	31,784
FOP	70	30		21	2,271
UEP	162	60		97	10,486
TOTALS	2,648			2,293	247,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,293	117.7176	131.84	302,309	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1881 HX Base Yr 2009



305 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		247,893
TOTAL MARKET OB/XF VALUE		6,780
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,673
SOH/AGL Deduction		102,237
ASSESSED VALUE		187,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,714
TOTAL JUST VALUE		289,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050639	Roof Replacement	19,831	08/23/2024
25198	SFR	596	11/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1147/0811	4/01/2008	WD	Q	I	03	135,000
GRANTOR: WADE WILLIS CONSTRUCT						
GRANTEE: MICHAEL S LOGAN JR						
1143/2716	2/25/2008	QC	Q	I	01	100
GRANTOR: MICHAEL S LOGAN JR &						
GRANTEE: WADE WILLIS CONTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UEP= W27 S6 E27 N6$ S6 W27 S23 E6 S13 E12 FOP= S4 E10 N7 W10 S3$ N3 E10 FGR= S7 E1 S15 E24 N22 W25 $ E25 N39$.

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	1,560.00	UT	3.00	3.00	100	2007	2007	3	100	4,680	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 6,780

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 10/07/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS