LOTS 84 EMERALD COVE S/D PHS 2.
WD 1079-1680, WD 1199-868, WD 12

COCHRAN THURMON/COCHRAN TERESA
394 SW TIMBERLAND CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-184

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

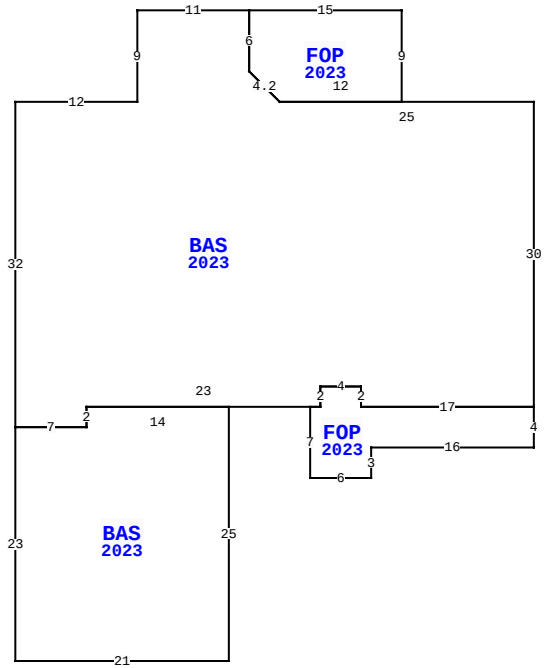
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	511	100	2023	511	67,709
BAS	1,640	100	2023	1,640	217,303
FOP	114	30	2023	34	4,505
FOP	131	30	2023	39	5,167
TOTALS	2,396			2,224	294,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,224	121.9680	136.60	303,798	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2151 HX Base Yr 2023



394 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		294,684
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,564
SOH/AGL Deduction		76,232
ASSESSED VALUE		256,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,610
TOTAL JUST VALUE		332,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043633	New Residential C	150,000	02/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1415	9/15/2022	WD	Q	I	01	330,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: COCHRAN THURMON						
1448/1374	9/23/2021	QC	U	V	11	100
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

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	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-90,-40] W25 U3L3 N6 W11 S9 W12 S32 E7 N2 E23 N2 E4 S2 E17 N30 $
BAS=[YR=2023;ORIG=-120,-10] W14 S2 W7 S23 E21 N25 $
FOP=[YR=2023;ORIG=-103,-49] W15 S6 D3R3 E12 N9 $
FOP=[YR=2023;ORIG=-90,-10] W17 N2 W4 S2 W1 S7 E6 N3 E16 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,880

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 JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS