

LOT 88 EMERALD COVE S/D PHS 2.
WD 1076-2097, QC 1323-2673, WD 1

ROBINSON ATORIA CLAYTON
322 SW TIMBERLAND CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-188



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
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
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	1,715	100		1,715	228,519
FGR	544	55		299	39,841
FOP	36	30		11	1,466
FOP	128	30		38	5,064
TOTALS	2,423			2,063	274,888

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		1.00	UT 2.25	2.25	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,063	125.2350	140.26	289,356	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2022 Heated Area: 1715 HX Base Yr 2022											
322 SW TIMBERLAND CT, LAKE CITY											

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

TOTAL OB/XF											
2											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		274,888	
TOTAL MARKET OB/XF VALUE		2	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,890	
SOH/AGL Deduction		35,594	
ASSESSED VALUE		274,296	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		223,574	
TOTAL JUST VALUE		309,890	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051461	Remodel	10,000	11/12/2024
40253	SFR	0	06/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1427/1309	1/04/2021	WD	Q	I	01
GRANTOR: GIBALTAR CONTRACTING					SALE PRICE
GRANTEE: ROBINSON ATORIA CLA					245,000
1416/0975	6/23/2020	QC	U	V	11
GRANTOR: MAXIMUM REAL ESTATE L					100
GRANTEE: GIBALTAR CONTRACTI					

BUILDING NOTES											
BAS=[ORIG=101,20] W13 S5 W13 S8 W16 N6 W12 S35 E12 E6 S2 E13 N10 E3 N2 E5 S2 E8 N4 E7 N30 \$											
FOP=[ORIG=59,25] E16 S8 W16 N8 \$											
FOP=[ORIG=59,62] E6 S6 W6 N6 \$											
FGR=[ORIG=101,50] W7 S4 W8 N2 W5 S2 W3 S10 S12 E23 N26 \$											