LOT 89 EMERALD COVE S/D PHS 2.
WD 1096-1302, WD 1114-371, SWD 1

FOX JAMES D/FOX AMBER LYNN DAMATO
302 SW TIMBERLAND CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-189

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

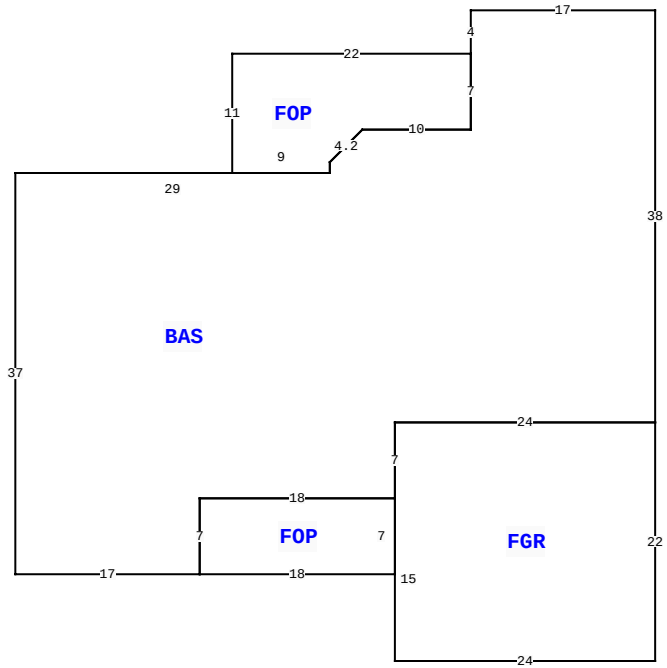
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,024	100		2,024	234,812
FGR	528	55		290	33,644
FOP	126	30		38	4,408
FOP	195	30		58	6,729
TOTALS	2,873			2,410	279,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	126.3240	141.48	340,967	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 2024 HX Base Yr 2018



302 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		279,593
TOTAL MARKET OB/XF VALUE		6,093
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,686
SOH/AGL Deduction		107,894
ASSESSED VALUE		212,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,070
TOTAL JUST VALUE		320,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25118	SFR	614	10/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/1684	7/28/2017	WD	Q	I	01	205,000
GRANTOR: GREGORY A HART & LIQI						
GRANTEE: JAMES D FOX & AMBER						
1267/1794	12/30/2013	WD	U	I	11	100
GRANTOR: GREGORY A HART & LIQI						
GRANTEE: GREGORY A HART & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S4 FOP= W22 S11 E9 N1 R3 U3 E10 N7$ S7 W10 D3 L3 S1 W29 S37 E17 FOP= E18 N7 W18 S7$ N7 E18 FGR= S15 E24 N22 W24 S7$ N7 E24 N38 $.

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	1,631.00	UT	3.00	3.00	100	2007	2007	3	100	4,893	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,093

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 11/17/2025 BY SYS