LOT 72 EMERALD COVE S/D PHS 1.

WD 1062-2214, WD 1092-215, CT 12

SIKES TAYLOR RAYE
169 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-172

BUILDING CHARACTERISTICS

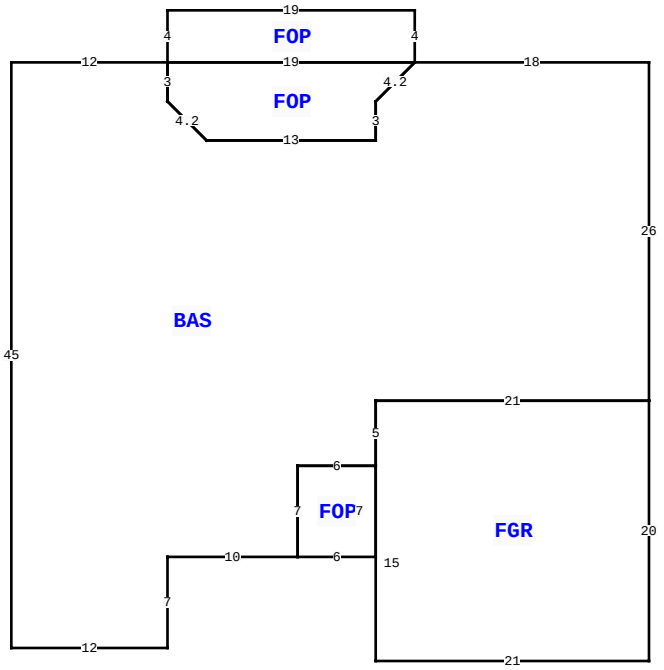
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,556	100		1,556	183,584
FGR	420	55		231	27,254
FOP	42	30		13	1,534
FOP	76	30		23	2,714
FOP	96	30		29	3,421
TOTALS	2,190			1,852	218,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	132.4224	145.66	269,762	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1556 HX Base Yr 2022



169 SW TIMBERLAND CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	218,507
TOTAL MARKET OB/XF VALUE	10,440
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,947
SOH/AGL Deduction	24,469
ASSESSED VALUE	239,478
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	188,067
TOTAL JUST VALUE	263,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051989	Roof Replacement	13,100	01/06/2025
24234	SFR	495	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/1726	2/03/2021	WD	Q	I	01	215,000
GRANTOR: DOHRN DANIEL Z &						
GRANTEE: SIKES TAYLOR RAYE						
1337/0883	5/22/2017	WD	Q	I	01	160,000
GRANTOR: MICHELLE ROSBURY CRUZ						
GRANTEE: DANIEL Z & SARAH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N4 W19 S4 E19$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N7 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S15 E21 N20 W21 S5$ N5 E21 N26$.

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	1,396.00	UT	2.50	2.50	100	2006	2006	3	100	3,490	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,200.00	4,200.00	75	2007	2007	3	75	3,150	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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 01/29/2025 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS