LOT 73 EMERALD COVE S/D PHS 1.

WD 1062-2214, WD 1109-1308, CT 1

HIRES TAYLOR R
203 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-173

BUILDING CHARACTERISTICS

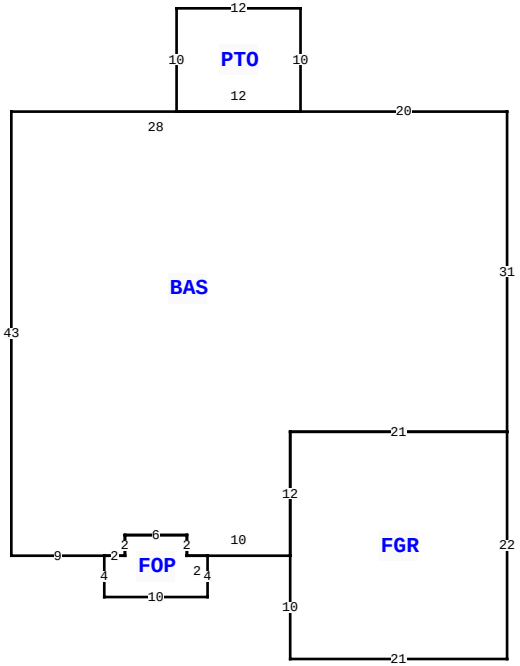
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,800	100		1,800	196,116
FGR	462	55		254	27,674
FOP	52	30		16	1,743
PTO	120	5		6	654
TOTALS	2,434			2,076	226,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	122.2782	134.51	279,243	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2014 Heated Area: 1800 HX Base Yr 2014



203 SW TIMBERLAND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	226,187
TOTAL MARKET OB/XF VALUE	9,318
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	270,505
SOH/AGL Deduction	85,692
ASSESSED VALUE	184,813
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	133,402
TOTAL JUST VALUE	270,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051426	Roof Replacement	25,257	11/07/2024
000047393	Roof Replacement	15,414	06/06/2023
23915	SFR	478	11/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/980	12/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JARED						
GRANTEE: HIRES TAYLOR R (LIF						
1530/1563	12/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HIRES						
GRANTEE: HIRES TAYLOR R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N10 W12 S10 E12$ W28 S43 E9 FOP= S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E10 FGR= S10 E21 N22 W21 S12$ N12 E21 N31$.

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	1,706.00	UT	3.00	3.00	100	2006	2006	3	100	5,118	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,318

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 12/09/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS