LOT 76 EMERALD COVE S/D PHS 2.

WD 1078-1558, QC 1275-420, WD 14

BERNAL JOSE MIGUEL/BERNAL SHIRLEY ELIZABETH
267 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-176

BUILDING CHARACTERISTICS

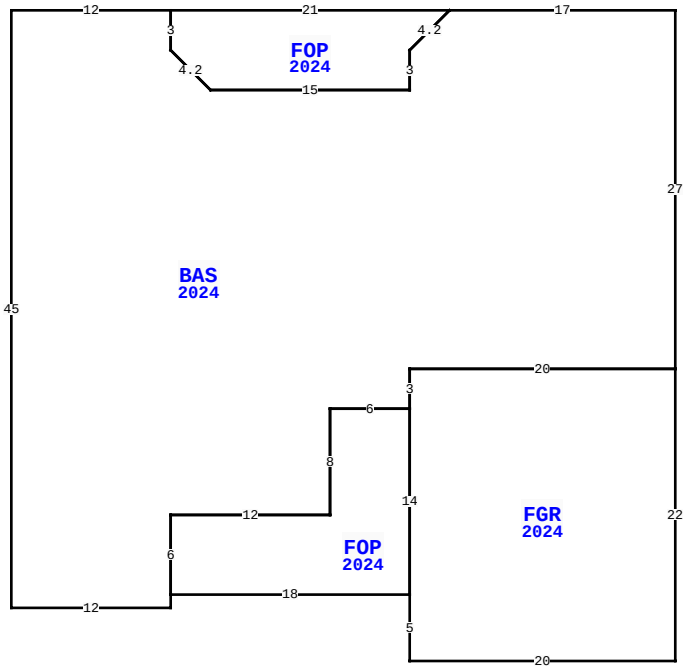
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,608	100	2024	1,608	205,411
FGR	440	55	2024	242	30,914
FOP	108	30	2024	32	4,088
FOP	156	30	2024	47	6,003
TOTALS	2,312			1,929	246,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	118.5030	130.35	251,445	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1608 HX Base Yr 2026



267 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		246,416
TOTAL MARKET OB/XF VALUE		2,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,996
SOH/AGL Deduction		187,250
ASSESSED VALUE		96,746
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		40,335
TOTAL JUST VALUE		283,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044868	New Residential C	323,000	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1003	5/29/2025	WD	Q	I	01	372,500
GRANTOR: KELLUM AMAYA						
GRANTEE: BERNAL JOSE MIGUEL						
1466/14	5/02/2022	WD	U	V	37	25,000
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: KELLUM AMAYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S45 E12 N1 N6 E12 N8 E6 N3 E20 N27 W17 D3L3 S3 W15 U3L3 N3 W12 $
FOP=[YR=2024;ORIG=82,10] S3 D3R3 E15 N3 U3R3 W21 $
FOP=[YR=2024;ORIG=82,48] S6 E18 N14 W6 S8 W12 $
FGR=[YR=2024;ORIG=100,37] S3 S14 S5 E20 N22 W20 $
.

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	860.00	UT	3.00	3.00	100	2024	2023		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 2,580

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 07/01/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS