LOT 78 EMERALD COVE S/D PHS 2.
WD 1075-393, QC 1143-2716, WD 11

LOGAN MICHAEL S JR
305 SW TIMBERLAND CT
LAKE CITY, FL 32024

**2027**

**33-3S-16-02438-178**

## BUILDING CHARACTERISTICS

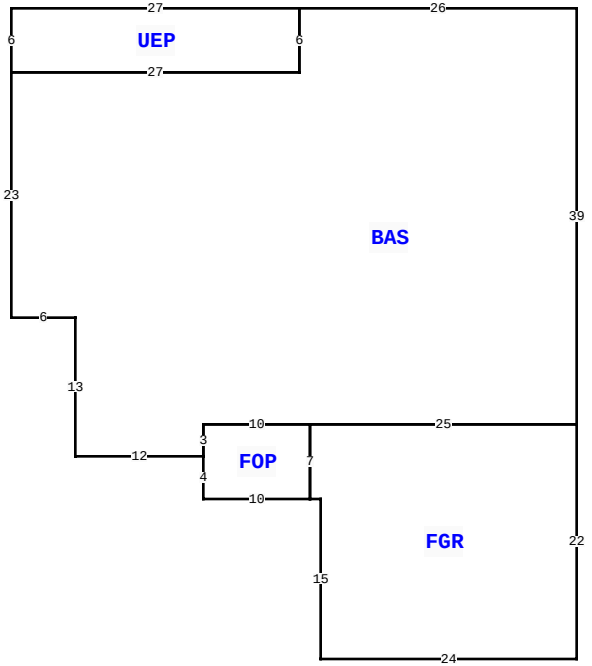
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 32 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| 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 | 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 | 1,881 | 100 | | 1,881 | 199,728 |
| FGR | 535 | 55 | | 294 | 31,217 |
| FOP | 70 | 30 | | 21 | 2,230 |
| UEP | 162 | 60 | | 97 | 10,300 |
| TOTALS | 2,648 | | | 2,293 | 243,475 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,293 | 117.7176 | 129.49 | 296,921 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 1881 HX Base Yr 2009




305 SW TIMBERLAND CT, LAKE CITY

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

## 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 | 1,560.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 4,680 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 243,475 |
| TOTAL MARKET OB/XF VALUE | 6,780 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 285,255 |
| SOH/AGL Deduction | 92,758 |
| ASSESSED VALUE | 192,497 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 141,086 |
| TOTAL JUST VALUE | 285,255 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 289,673 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050639 | Roof Replacement | 19,831 | 08/23/2024 |
| 25198 | SFR | 596 | 11/03/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1147/0811 | 4/01/2008 | WD | Q | I | 03 | 135,000 |
| GRANTOR: WADE WILLIS CONSTRUCT | | | | | | |
| GRANTEE: MICHAEL S LOGAN JR | | | | | | |
| 1143/2716 | 2/25/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: MICHAEL S LOGAN JR & | | | | | | |
| GRANTEE: WADE WILLIS CONTRUC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 UEP= W27 S6 E27 N6$ S6 W27 S23 E6 S13 E12 FOP= S4 E10 N7 W10 S3$ N3 E10 FGR= S7 E1 S15 E24 N22 W25 $ E25 N39$.

## LAND DESCRIPTION

TOTAL OB/XF 6,780

| 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 10/07/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS