LOT 87 EMERALD COVE S/D PHS 2 &
OF LOT 86 EMERALD COVE S/D PHS 2

CREWS WENDY SUE
346 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-187

BUILDING CHARACTERISTICS

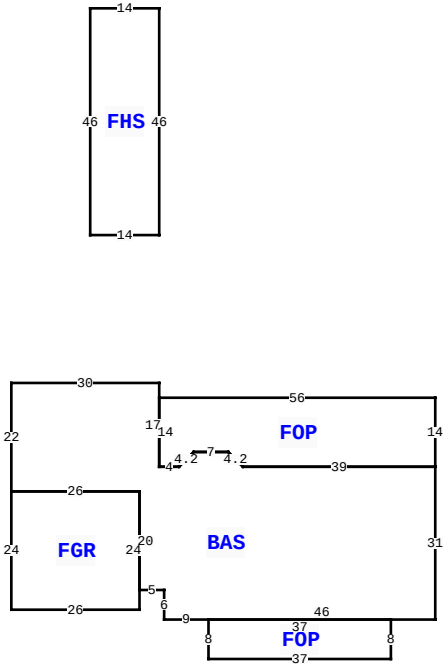
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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	2,500	100		2,500	261,929
FGR	624	55		343	35,937
FHS	644	60		386	40,442
FOP	296	30		89	9,325
FOP	754	30		226	23,678
TOTALS	4,818			3,544	371,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,544	116.1539	127.77	452,817	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 3144 HX Base Yr 2008



346 SW TIMBERLAND CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,686.00	UT	2.00	2.00	100	2007	2007	3	100	3,372	
3	0120	CLFENCE 4	0	100	0	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		371,310
TOTAL MARKET OB/XF VALUE		8,572
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		418,382
SOH/AGL Deduction		130,185
ASSESSED VALUE		288,197
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,786
TOTAL JUST VALUE		418,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25153	SFR	814	10/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1256	2/14/2026	QC	U	I	11	100
GRANTOR: GRUNDMANN WENDY SUE						
GRANTEE: CREWS WENDY SUE						
1224/1925	11/09/2011	WD	U	I	11	100
GRANTOR: JAMES WYLES CASON (SI						
GRANTEE: WENDY SUE CASON (NK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S22 FGR= S24 E26 N24 W26$ E26 S20 E5 S6 E9 FOP= S8 E37 N8 W37$ E46 N31 FOP= N14 W56 S14 E4 R3 U3 E7 D3 R3 E39$ W39 L3 U3 W7 D3 L3 W4 N17$ PTR= N30 FHS= N46 W14 S46 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,572

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 06/14/2023 BY KS Total Acres: 0.55 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS