LOT 88 EMERALD COVE S/D PHS 2.

WD 1076-2097, QC 1323-2673, WD 1

ROBINSON ATORIA CLAYTON
322 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-188

BUILDING CHARACTERISTICS

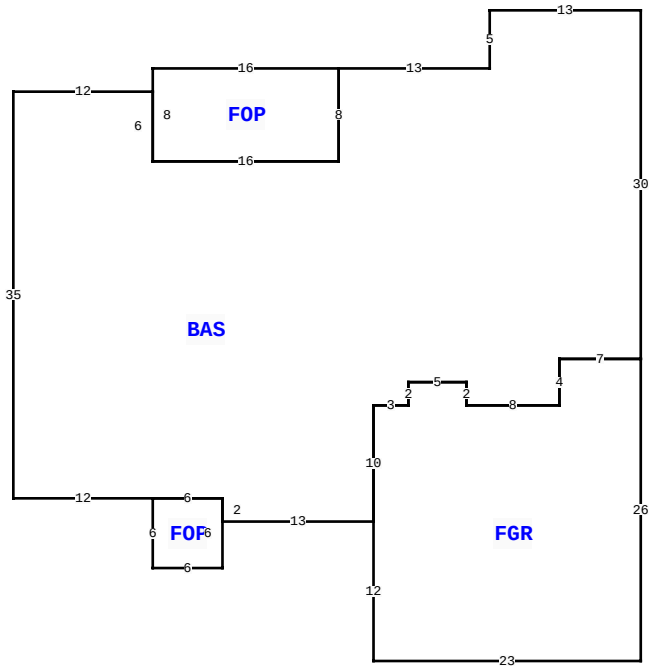
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	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	1,715	100		1,715	224,445
FGR	544	55		299	39,131
FOP	36	30		11	1,439
FOP	128	30		38	4,973
TOTALS	2,423			2,063	269,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	125.2350	137.76	284,199	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1715 HX Base Yr 2022



322 SW TIMBERLAND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,989
TOTAL MARKET OB/XF VALUE	2
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	304,991
SOH/AGL Deduction	23,289
ASSESSED VALUE	281,702
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	230,291
TOTAL JUST VALUE	304,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051461	Remodel	10,000	11/12/2024
40253	SFR	0	06/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1309	1/04/2021	WD	Q	I	01	245,000
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: ROBINSON ATORIA CLA						
1416/0975	6/23/2020	QC	U	V	11	100
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=101,20] W13 S5 W13 S8 W16 N6 W12 S35 E12 E6 S2 E13 N10 E3 N2 E5 S2 E8 N4 E7 N30 $
FOP=[ORIG=59,25] E16 S8 W16 N8 $
FOP=[ORIG=59,62] E6 S6 W6 N6 $
FGR=[ORIG=101,50] W7 S4 W8 N2 W5 S2 W3 S10 S12 E23 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	1.00	UT	2.25	2.25	100	2021	2020		100	2	

LAND DESCRIPTION

TOTAL OB/XF 2

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 03/20/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS