LOT 92 EMERALD COVE S/D PHS 2.
WD 1078-1558, WD 1116-2407, QC 1

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2027

33-3S-16-02438-192

BUILDING CHARACTERISTICS

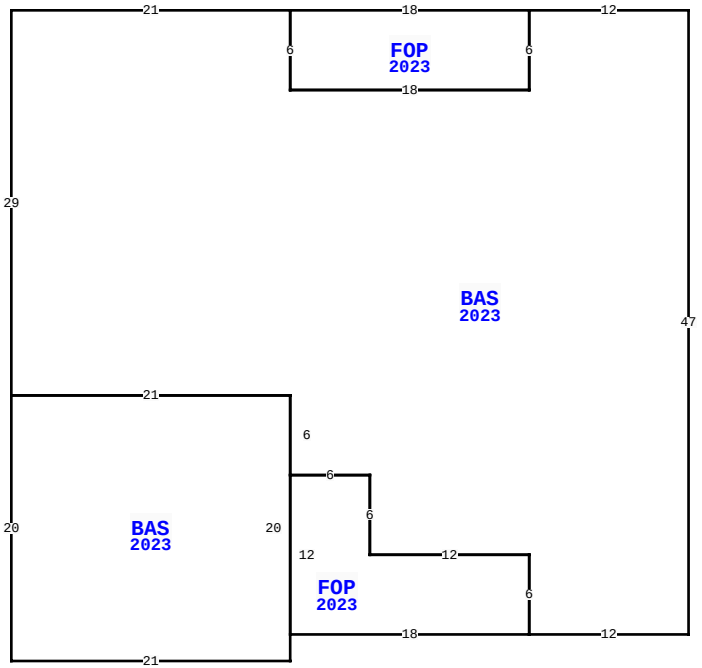
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	420	100	2023	420	54,657
BAS	1,767	100	2023	1,767	229,949
FOP	108	30	2023	32	4,164
FOP	144	30	2023	43	5,596
TOTALS	2,439			2,262	294,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	121.9680	134.16	303,470	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 2187 HX Base Yr



242 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	0	0	0	1,080.00	UT	3.00	3.00	100	2023	2022		100	3,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	294,366
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	332,606
SOH/AGL Deduction	0
ASSESSED VALUE	332,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,606
TOTAL JUST VALUE	332,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042027	New Residential C	155,000	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/924	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: FCS TRUST DATED JAN						
1460/69	2/17/2022	QC	U	V	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,20] W12 S6 W18 N6 W21 S29 E21 S6 E6 S6 E12 S6 E12 N47 $
BAS=[YR=2023;ORIG=49,49] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=70,20] E18 S6 W18 N6 $
FOP=[YR=2023;ORIG=88,61] W12 N6 W6 S12 E18 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 3,240

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	0		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 06/14/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS