LOT 93 EMERALD COVE S/D PHS 1.

WD 1062-2214, WD 1116-2407, WD 1

KENNEDY NATASHIE L/KENNEDY DARON
218 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-193

BUILDING CHARACTERISTICS

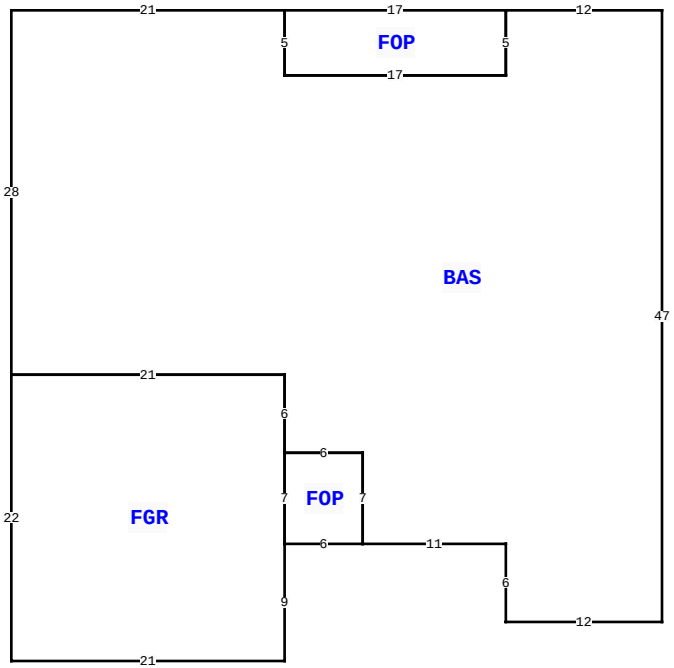
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,722	100		1,722	215,484
FGR	462	55		254	31,785
FOP	42	30		13	1,627
FOP	85	30		26	3,253
TOTALS	2,311			2,015	252,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	118.5030	130.35	262,655	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1722 HX Base Yr 2022



218 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	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	3.00	3.00	100	2022	2021		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	252,149
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	290,749
SOH/AGL Deduction	21,426
ASSESSED VALUE	269,323
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	217,912
TOTAL JUST VALUE	290,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40036	SFR	0	06/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/829	4/28/2021	WD	Q	I	01	248,500
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: KENNEDY NATASHIE L						
1116/2407	4/18/2007	WD	Q	V	01	185,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,20] S28 E21 S6 E6 S7 E11 S6 E12 N47 W12 S5 W17 N5 W21 $
FOP=[ORIG=91,20] S5 E17 N5 W17 $
FGR=[ORIG=70,48] S22 E21 N9 N7 N6 W21 $
FOP=[ORIG=91,54] S7 E6 N7 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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