LOT 96 EMERALD COVE S/D PHS 1.

WD 1062-2214, WD 1089-1308, WD 1

MILLER NANCY C
146 SW TIMBERLAND CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-196

BUILDING CHARACTERISTICS

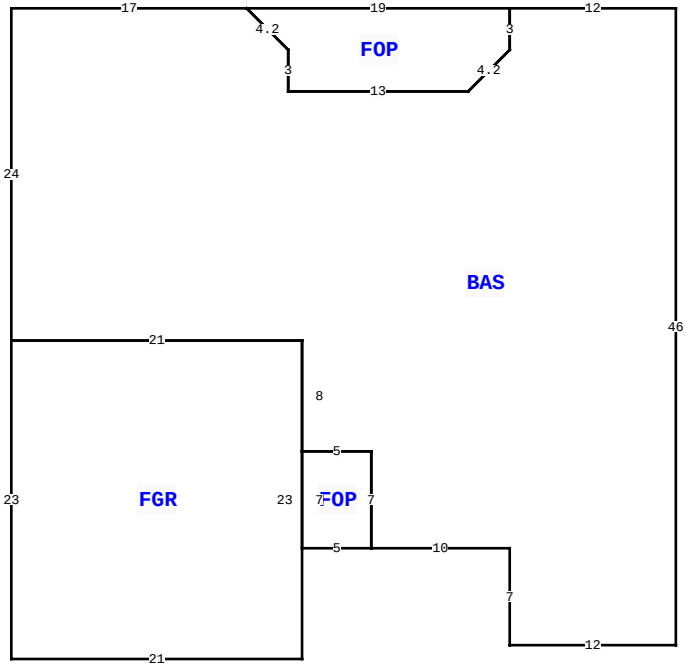
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,510	100		1,510	174,047
FGR	483	55		266	30,660
FOP	35	30		10	1,153
FOP	96	30		29	3,343
TOTALS	2,124			1,815	209,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	129.3600	142.30	258,274	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2019 Heated Area: 1510 HX Base Yr 2019



146 SW TIMBERLAND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,202
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,642
SOH/AGL Deduction		82,813
ASSESSED VALUE		162,829
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,418
TOTAL JUST VALUE		245,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051417	Roof Replacement	15,237	11/06/2024
000047731	Remodel	5,653	07/24/2023
23916	SFR	494	11/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2525	8/20/2026	WD	Q	I	01	312,000
GRANTOR: MOORES NITA						
GRANTEE: MILLER NANCY C						
1356/1010	3/21/2018	WD	U	I	19	149,000
GRANTOR: CECELIA MAE DIVENS AL						
GRANTEE: CLYDE MOSELEY & NIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S24 FGR= S23 E21 N23 W21$ E21 S8 FOP= S7 E5 N7 W5$ E5 S7 E10 S7 E12 N46$.

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	576.00	UT	2.50	2.50	100	2006	2006	3	100	1,440	

TOTAL OB/XF 1,440

LAND DESCRIPTION

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 11/17/2026 BY SYS