LOT 85 EMERALD COVE S/D PHS 2.

WD 1079-1680, WD 1199-868, WD 12

FORTUNE JEREMY C/FORTUNE ZEZETTE
160 EDGEWATER TRAIL
CANTON, GA 30115

2027

33-3S-16-02438-199

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		2.5 100
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

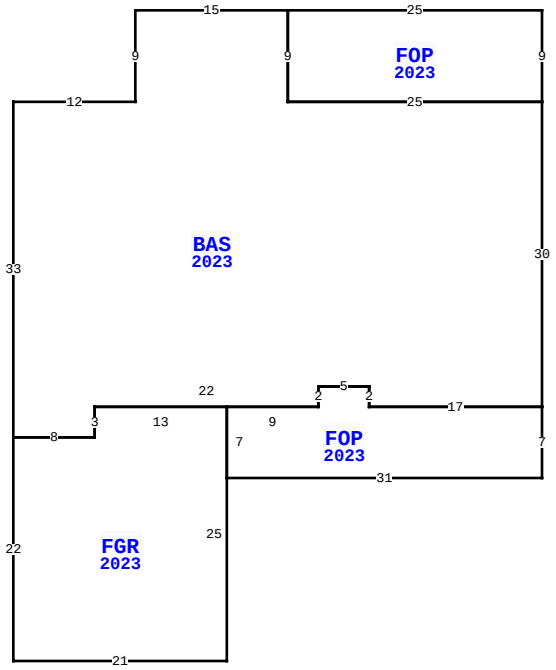
NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2023	1,709	230,359
FGR	501	55	2023	276	37,202
FOP	225	30	2023	68	9,166
FOP	227	30	2023	68	9,166
TOTALS	2,662			2,121	285,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	126.3240	138.96	294,734	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1709 HX Base Yr



386 SW TIMBERLAND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	285,892
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	323,052
SOH/AGL Deduction	0
ASSESSED VALUE	323,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,052
TOTAL JUST VALUE	323,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
43079			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2071	10/08/2021	WD	Q	V	01	38,400

GRANTOR: CORNERSTONE DEVELOPER

GRANTEE: FORTUNE JEREMY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,19] W25 N9 W15 S9 W12 S33 E8 N3 E22 N2 E5 S2 E17 N30 $
FGR=[YR=2023;ORIG=59,49] W13 S3 W8 S22 E21 N25 $
FOP=[YR=2023;ORIG=90,49] W17 N2 W5 S2 W9 S7 E31 N7 $
FOP=[YR=2023;ORIG=65,10] E25 S9 W25 N9 $
.

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	720.00	UT	3.00	3.00	100	2023	2022		100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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 JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS