

LOT 72 EMERALD COVE S/D PHS 1.
WD 1062-2214, WD 1092-215, CT 12

SIKES TAYLOR RAYE
169 SW TIMBERLAND CT
LAKE CITY, FL 32024

2025

33-35-16-02438-172



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYS	ECON	FNCT	NORM	% COND																
Exterior Wall	19	COMMON BRK	100	0100	01	1,852	128.0664	134.47	249,038	2006	2006	0	0	0 17.00	83.00														
Roof Structure	08	IRREGULAR	100	1 SINGLE FAM - 100% - 2022												Heated Area: 1556													
Roof Cover	03	COMP SHINGL	100													HX Base Yr 2022													
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	80																										
Interior Floor	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																										
Architectural	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																													
NEIGHBORHOOD	LOC	33316.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCY OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,556	100	1,556	173,665																									
FGR	420	55	231	25,782																									
FOP	42	30	13	1,451																									
FOP	76	30	23	2,567																									
FOP	96	30	29	3,237																									
TOTALS	2,190		1,852	206,702																									
EXTRA FEATURES				169 SW TIMBERLAND CT, LAKE CITY																									
L N	ORDF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORDF MKT VALUE	NOTES													
1	0166	CONC, PAVMT	0 100	0	0	1,396.00	UT	2.50	2.50	100	2006	2006	3	100	3,490														
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	4,200.00	4,200.00	75	2007	2007	3	75	3,150														
3	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000														
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800														
TOTAL OB/XF 10,440																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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		RSP-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
REVIEW DATE 06/14/2023 BY XS Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2024 BY SYS																													