PART LOT 2 COVE AT ROSE CREEK
DESC: BEG NE COR OF LOT 2, W
404.62 FT, SW 336.33 FT TO A

MANDOLA MATTHEW/FENTON MELODY A
265 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2026

01-5S-16-03397-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

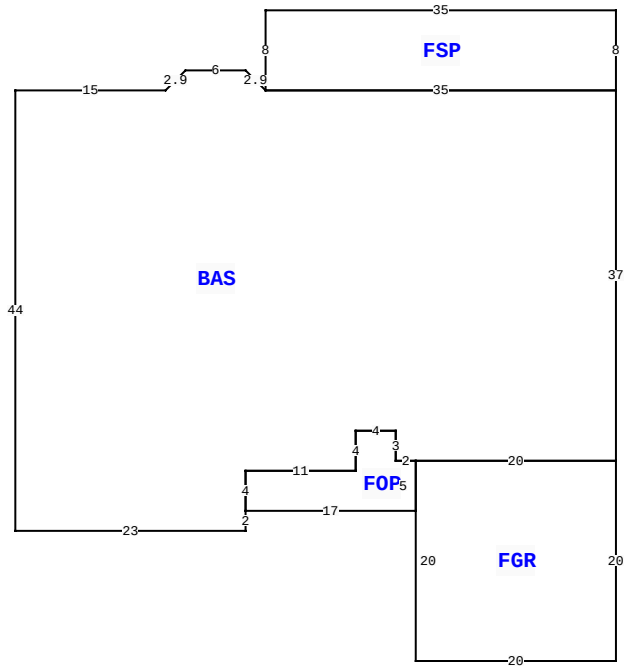
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100		2,396	303,931
FGR	400	55		220	27,907
FOP	86	30		26	3,298
FSP	280	40		112	14,208
TOTALS	3,162			2,754	349,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	123.1076	137.88	379,722	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2019 Heated Area: 2396 HX Base Yr 2019



265 SW EMORYWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,344
TOTAL MARKET OB/XF VALUE		57,926
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		452,270
SOH/AGL Deduction		124,959
ASSESSED VALUE		327,311
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		271,589
TOTAL JUST VALUE		452,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40820	POOL ENCL	0	10/29/2020
40083	POOL	0	07/01/2020
35336	SFR	1,081	05/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1311/2706	3/22/2016	WD	Q	V	01	25,900
GRANTOR: AMBER LOFSTROM						
GRANTEE: MATTHEW MANDOLA & M						
1266/0430	12/03/2013	WD	U	V	30	15,000
GRANTOR: JMB REAL ESTATE HOLDI						
GRANTEE: CURTIS D CADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S44 E23 N2 FOP= E17 N5 W2 N3 W4 S4 W11 S4$ N4 E11 N4 E4 S3 E2 FGR= S20 E20 N20 W20$ E20 N37 FSP= N8 W35 S8 E35$ W35 L2 U2 W6 D2 L2 $.

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	2,408.00	UT	2.00	2.00	100	2017	2017	3	100	4,816	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0280	POOL R/CON	0	100	0	0	592.00	UT	70.00	70.00	100	2020	2020	3	91	37,710	
4	0282	POOL ENCL	0	100	32	40	1,280.00	UT	15.00	15.00	100	2022	2021		75	14,400	

LAND DESCRIPTION

TOTAL OB/XF 57,926

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		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,000							

REVIEW DATE 11/22/2021 BY HC Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS