LOT 5 COVE AT ROSE CREEK.
WD 1092-1294, WD 1096-689.
WD 1228-1584, WD 1294-2345,

KIRSCH ZACHARY M/KIRSCH JOYCEANITA MAE
503 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2026

01-5S-16-03397-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

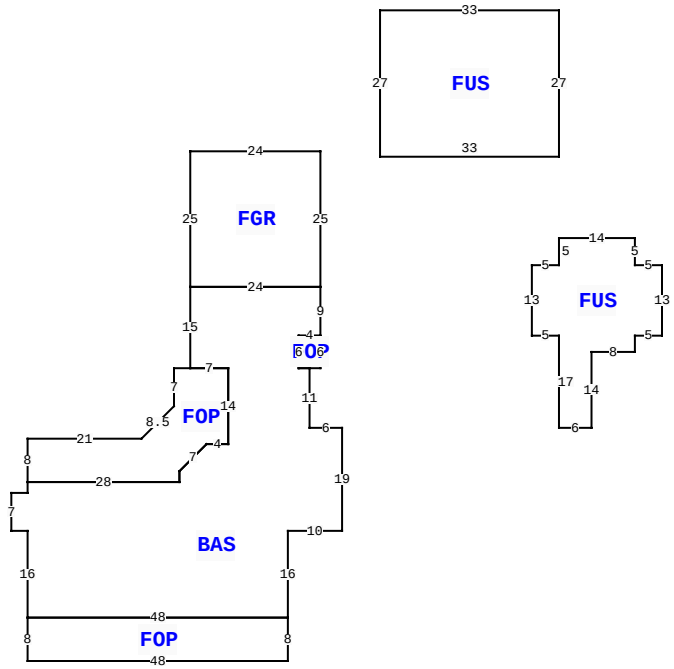
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100		2,073	282,154
FGR	600	55		330	44,916
FOP	24	30		7	953
FOP	384	30		115	15,653
FOP	394	30		118	16,061
FUS	508	100		508	69,144
FUS	891	100		891	121,273
TOTALS	4,874			4,042	550,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,042	133.5457	149.57	604,562	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 3472 HX Base Yr



503 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	550,151
TOTAL MARKET OB/XF VALUE	6,194
TOTAL LAND VALUE - MARKET	55,110
TOTAL MARKET VALUE	611,455
SOH/AGL Deduction	0
ASSESSED VALUE	611,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,455
TOTAL JUST VALUE	611,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33093	SFR	1,197	06/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/2345	4/17/2015	WD	U	V	11	100
GRANTOR: JEFFERY KIRSCH						
GRANTEE: ZACHARY M & JOYCEAN						
1228/1584	11/21/2011	WD	U	V	37	25,000
GRANTOR: TIMOTHY J & ELIZABETH						
GRANTEE: ZACHARY & JEFFERY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N11 FOP= E2 N6 W4 S6 E2$ W2 N6 E4 N9 FGR= N25 W24 S25 E24$ W24 S15 FOP= W3 S7 L6 D6 W21 S8 E28 N2 R5 U5 E4 N14 W7$ E7 S14 W4 D5 L5 S2 W28 S2 W3 S7 E3 S16 FOP= S8 E48 N8 W48$ E48 N16 E10 N19$ PTR= E40 FUS= E6 N14 E8 N3 E5 N13 W5 N5 W14 S5 W5 S13 E5 S17$ W40$ PTR= E40 N50 FUS= N27 W33 S27 E33$ W40 S50$.

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	3,097.00	UT	2.00	2.00	100	2016	2016	3	100	6,194	

LAND DESCRIPTION

TOTAL OB/XF 6,194

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		A-3	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 09/05/2019 BY KR Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/06/2025 BY SYS