COMM SE COR OF NE1/4, RUN W 393.
FOR POB, RUN W 440 FT, N 100 FT,
FT TO POB. (AKA LOT 12 EASTBROOK

LINDEMANN DEBRA M
247 SE EMERSON CT
LAKE CITY, FL 32025

**2026**

**03-4S-17-07572-012**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

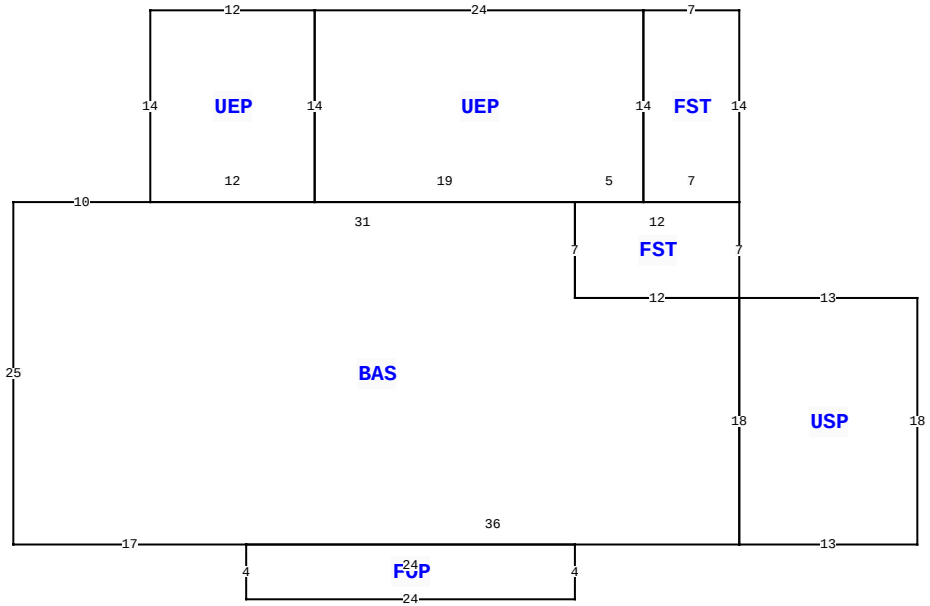
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.0800 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,241 | 100 | | 1,241 | 107,962 |
| FOP | 96 | 30 | | 29 | 2,523 |
| FST | 84 | 55 | | 46 | 4,002 |
| FST | 98 | 55 | | 54 | 4,698 |
| UEP | 168 | 60 | | 101 | 8,787 |
| UEP | 336 | 60 | | 202 | 17,573 |
| USP | 234 | 35 | | 82 | 7,134 |
| TOTALS | 2,257 | | | 1,755 | 152,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,755 | 119.5000 | 133.84 | 234,889 | 1971 | 1971 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1241 HX Base Yr 2013




247 SE EMERSON CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 152,678 |
| TOTAL MARKET OB/XF VALUE | | 4,250 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 191,928 |
| SOH/AGL Deduction | | 91,216 |
| ASSESSED VALUE | | 100,712 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 49,990 |
| TOTAL JUST VALUE | | 191,928 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,928 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050849 | Roof Replacement | 13,870 | 09/18/2024 |
| 31297 | MAINT/ALTR | 45 | 07/31/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/1740 | 4/24/2025 | LE | U | I | 14 | 100 |
| GRANTOR: LINDEMANN DEBRA M | | | | | | |
| GRANTEE: LINDEMANN DEBRA M ( | | | | | | |
| 1239/1467 | 8/07/2012 | QC | U | I | 11 | 100 |
| GRANTOR: JOHN & HAZEL HUTCHISO | | | | | | |
| GRANTEE: DEBRA M LINDEMANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP= W12 S14 BAS= W10 S25 E17 FOP= S4 E24 N4 W24$ E36USP= E13 N18 W13 S18$ N18 FST= N7 W12 S7 E12$ W12 N7 UEP= E5 FST= E7 N14 W7 S14$ N14 W24 S14 E19$ W31$ E12 N14$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 50 | 0 | 0 | 3 | 50 | 750 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 1,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,250

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 10/07/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS