BEG 393.40 FT W & 660 FT N OF SE
RUN W 440 FT, N 100 FT, E 440 FT
TO POB. (AKA LOT 13 EASTBROOK VI

OGBURN JEFFREY L/OGBURN JOEI
265 SE EMERSON CT
LAKE CITY, FL 32025

2025

03-4S-17-07572-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

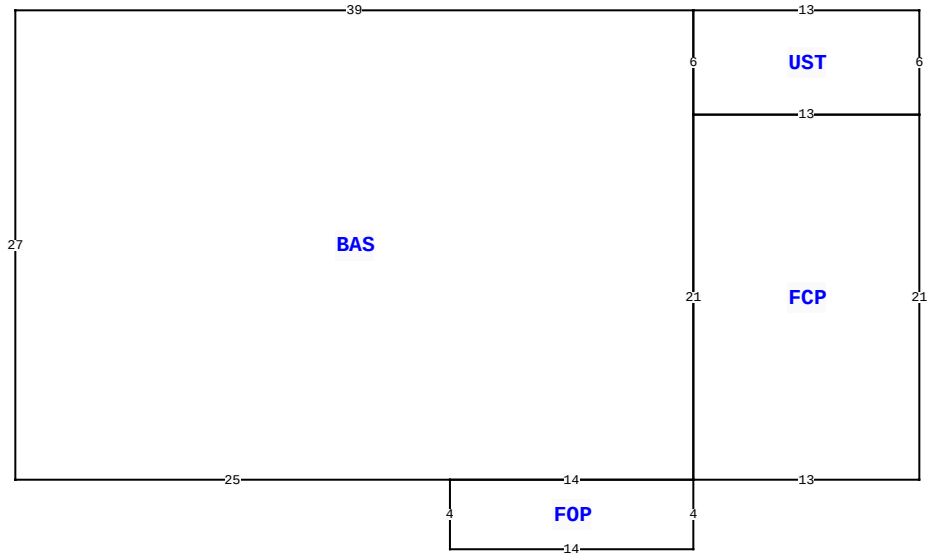
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,053	100		1,053	91,874
FCP	273	25		68	5,933
FOP	56	30		17	1,483
UST	78	45		35	3,054
TOTALS	1,460			1,173	102,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	119.8500	134.23	157,452	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1053 HX Base Yr 2019



265 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		102,344
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		138,444
SOH/AGL Deduction		56,252
ASSESSED VALUE		82,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,470
TOTAL JUST VALUE		138,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/2544	7/20/2019	QC	U	I	11	100
GRANTOR: JEFFREY L OGBURN						
GRANTEE: JEFFREY L & JOEI OG						
1362/1985	6/15/2018	WD	Q	I	01	75,000
GRANTOR: MARGARET W STANSEL						
GRANTEE: JEFFREY L OGBURN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S27 E25 FOP= S4 E14N4 W14$ E14 FCP= E13 N21 W13 S21$ N21 UST= E13 N6 W13 S6$ N6$.

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	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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 03/01/2017 BY DF Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/28/2025 BY SYS