BEG 1376.73 FT W & 330 FT N OF S NE1/4, RUN NORTH 100 FT, E 487.4 FT, W 486.52 FT TO POB. (AKA LOT

SCHAEFER DANNY MAC
326 SE EMERSON CT
LAKE CITY, FL 32025-1815

2026

03-4S-17-07572-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

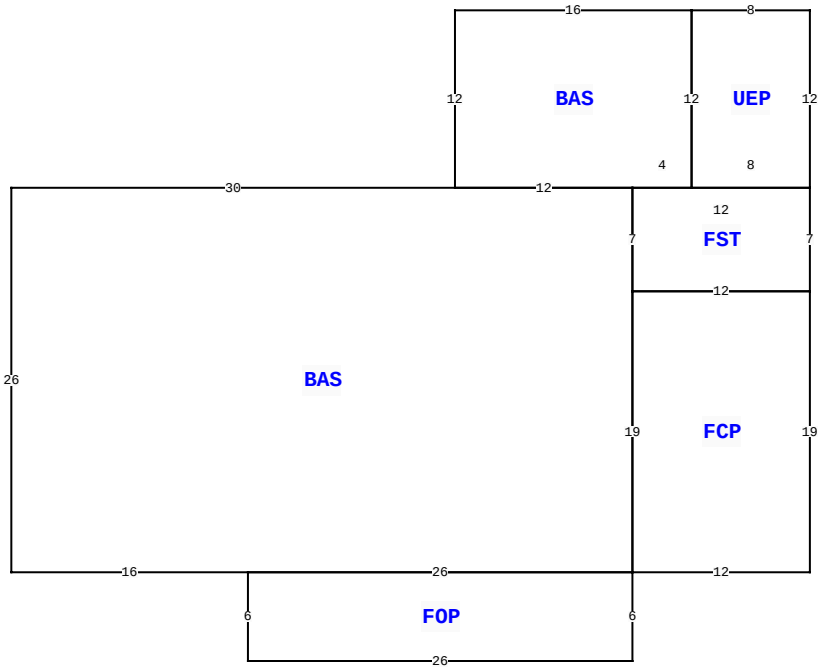
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	192	100		192	16,136
BAS	1,092	100		1,092	91,770
FCP	228	25		57	4,791
FOP	156	30		47	3,950
FST	84	55		46	3,866
UEP	96	60		58	4,874
TOTALS	1,848			1,492	125,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	115.4340	129.29	192,901	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1284 HX Base Yr 2019



326 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		125,386
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		162,036
SOH/AGL Deduction		62,138
ASSESSED VALUE		99,898
TOTAL EXEMPTION VALUE	HX HB SX WR	99,898
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		162,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/853	5/29/2025	LE	U	I	14	100
GRANTOR: SCHAEFER DANNY MAC						
GRANTEE: SCHAEFER DANNY M (E						
1359/1029	5/04/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HARLA						
GRANTEE: DANNY MAC & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 E16FOP= S6 E26 N6 W26$ E26 FCP= E12 N19 W12S19$ N19 FST= E12 N7 W12 S7$ N7 BAS= E4 UEP= E 8 N12 W8 S12$ N12 W16 S12 E12$ W12$.

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	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2004	2004	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS