

COMM SE COR OF NE1/4, RUN W 893.
R/W EMERSON RD, N 430.56 FT FOR
487.48 FT, N 100 FT, E 488.48 FT

BARRACUDA PROPERTIES LLC
12760 INDIAN ROCKS ROAD APT 80
LARGO, FL 33774

2025

03-4S-17-07572-023



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 80
Interior Floo	12	HARDWOOD 20
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	264	100		264	21,810
BAS	1,200	100		1,200	99,138
FCP	292	25		73	6,031
FOP	116	30		35	2,892
FSP	168	40		67	5,535
FST	84	55		46	3,801
UST	56	45		25	2,066
TOTALS	2,180			1,710	141,272

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
2	0280	POOL R/CON	0	0	20	44	880.00	UT	70.00	70.00
3	0296	SHED METAL	0	0	10	10	1.00	UT	300.00	300.00
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	0			0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,710	113.4840	127.10	217,341	1974	1974	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1464 HX Base Yr												
308 SE EMERSON CT, LAKE CITY												

TOTAL OB/XF 26,690												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		141,272			
TOTAL MARKET OB/XF VALUE		26,690			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		202,962			
SOH/AGL Deduction		0			
ASSESSED VALUE		202,962			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		202,962			
TOTAL JUST VALUE		202,962			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		189,137			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/309	2/18/2021	WD U	I	I	12	113,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BARRACUDA PROPERTIE						
1418/1034	8/05/2020	WD U	I	I	11	100
GRANTOR: UNION MORTGAGE CORP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W11 FSP= N12 W14 S12 E14\$ W37 S25 E19 FOP= S4 E29 N4 W29\$ E29 BAS= S4 E12 FCP= E12 N22 UST= N7 W8 S7 E8\$ W8 N7 W4 FST= W12 S7 E12 N7\$ S7 S22\$ N22 W12 S18 \$ N25\$.									