

COMM SE COR OF NE1/4, RUN W  
893.40 FT TO W R/W EMERSON  
RD, N ALONG R/W 530.56 FT FOR

PAREDES MANUEL MONTES  
288 SE EMERSON CT  
LAKE CITY, FL 32025

2026

03-4S-17-07572-024



| 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    |
| BAS                              | 240                | 100            |
| BAS                              | 1,089              | 100            |
| FOP                              | 32                 | 30             |
| UST                              | 84                 | 45             |
| TOTALS                           | 1,445              |                |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                       | 01  | 1,377     | 119.5000    | 133.84         | 184,298        | 1974 | 1974 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2022 Heated Area: 1329 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |       |        |
|                                                            |     |           |             |                |                |      |      |      |      |       |        |
| 288 SE EMERSON CT, LAKE CITY                               |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE: 04/03/2025 MLU                                   |     |           |             |                |                |      |      |      |      |       |        |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 240              | 100         |      | 240          | 20,879               |
| BAS       | 1,089            | 100         |      | 1,089        | 94,739               |
| FOP       | 32               | 30          |      | 10           | 870                  |
| UST       | 84               | 45          |      | 38           | 3,306                |
| TOTALS    | 1,445            |             |      | 1,377        | 119,794              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 0       |
| 2              | 0030       | BARN, MT    | 0 100   | 30 | 25 | 750.00 | UT | 11.00 | 11.00          | 75        | 2012    |

| YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-------------|---|--------|-----------------|-------|
| 0           | 3 | 100    | 500             |       |
| 2012        | 3 | 75     | 6,188           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0100     | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 119,794   |             |
| TOTAL MARKET OB/XF VALUE  |  | 6,688     |             |
| TOTAL LAND VALUE - MARKET |  | 35,000    |             |
| TOTAL MARKET VALUE        |  | 161,482   |             |
| SOH/AGL Deduction         |  | 29,409    |             |
| ASSESSED VALUE            |  | 132,073   |             |
| TOTAL EXEMPTION VALUE     |  | 50,722    |             |
| BASE TAXABLE VALUE        |  | 81,351    |             |
| TOTAL JUST VALUE          |  | 161,482   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 161,482   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1362/2230                     | 6/20/2018 | WD        | Q   | I   | 01     | 90,000     |  |
| GRANTOR: JEREMY & NORMA BAUGH |           |           |     |     |        |            |  |
| GRANTEE: MANUEL MONTES PARED  |           |           |     |     |        |            |  |
| 0863/2037                     | 8/05/1998 | WD        | Q   | I   |        | 53,000     |  |
| GRANTOR: GREENE               |           |           |     |     |        |            |  |
| GRANTEE: BAUGH                |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W39 S27 E14 S4 E17 N4 FOP= E8 N4 W8 S4\$ N4 E8 BAS= S4 E12 N20 W12 S16\$ N16 UST= E12 N7 W12 S7\$ N7\$ . |  |  |  |  |  |  |  |  |  |  |  |