COMM SE COR OF NE1/4, RUN W 893.
W R/W EMMERSON RD, N ALONG R/W 6
FOR POB, W 489.41 FT, N 100 FT,

DOHRN WENDY L
270 SE EMERSON CT
LAKE CITY, FL 32025

2026

03-4S-17-07572-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

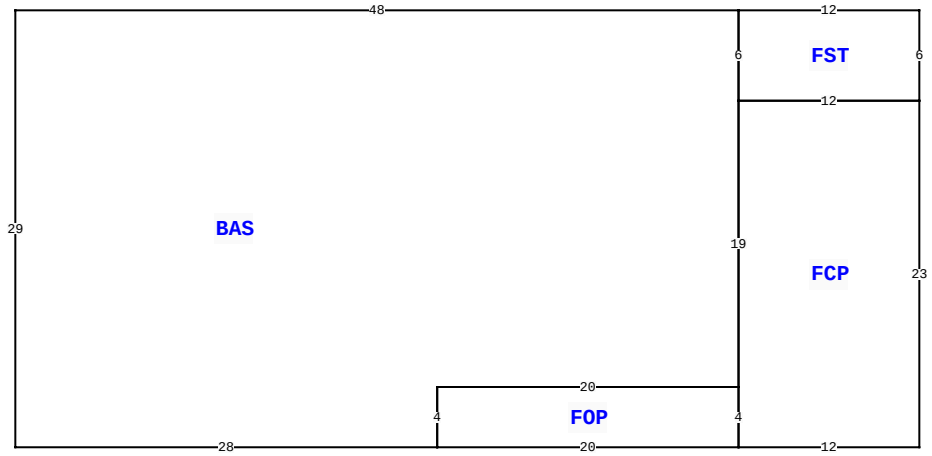
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,312	100		1,312	110,984
FCP	276	25		69	5,837
FOP	80	30		24	2,030
FST	72	55		40	3,384
TOTALS	1,740			1,445	122,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	116.2000	130.14	188,052	1974	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1312 HX Base Yr 2003



270 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		122,234
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		158,284
SOH/AGL Deduction		70,705
ASSESSED VALUE		87,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,857
TOTAL JUST VALUE		158,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050882	Electrical Servic	0	09/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0944/0556	1/11/2002	WD	Q	I		65,500
GRANTOR: FULLER						
GRANTEE: WENDY L DOHRN						
0781/1621	10/26/1993	WD	Q	I		52,700
GRANTOR: JOSEPH A CORACI						
GRANTEE: JEFFERY L FULLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 E28 FOP= E20 N4W20S4$ N4 E20 FCP= S4 E12 N23W12 S19$ N19 FST= E12 N6 W12 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	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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 12/06/2024 BY tommy Total Acres: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS