BEG SE COR OF NE1/4, RUN W 893.4
W R/W EMMERSON RD, N ALONG R/W 7
FOR POB, RUN W 490.37 FT, N 100

GRANADOS ANTONIO/GRANADOS GLENDA
252 SE EMERSON CT
LAKE CITY, FL 32025

2026

03-4S-17-07572-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

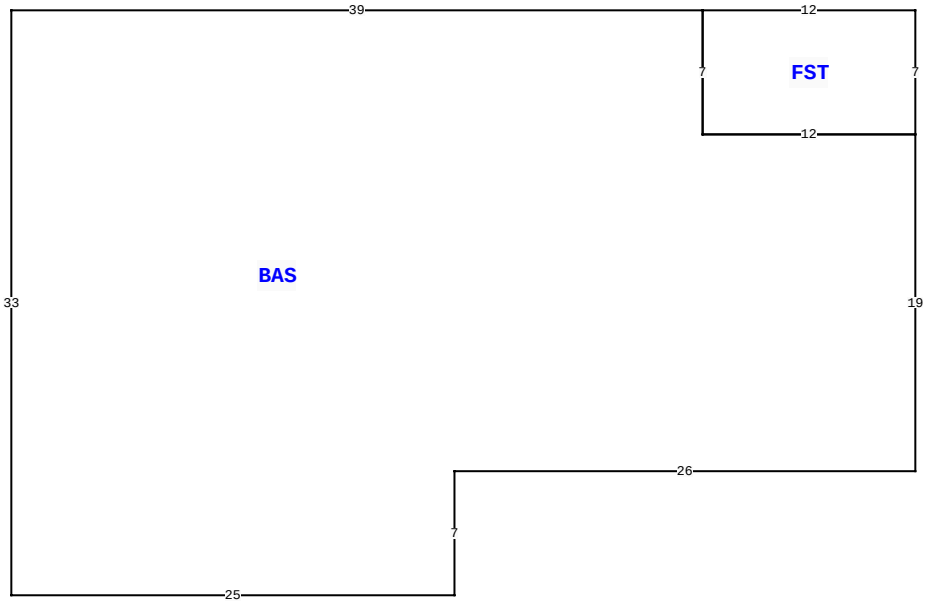
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,417	100		1,417	124,268
FST	84	55		46	4,034
TOTALS	1,501			1,463	128,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	120.4620	134.92	197,388	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1417 HX Base Yr



252 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	128,302
TOTAL MARKET OB/XF VALUE	2,167
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	165,469
SOH/AGL Deduction	3,853
ASSESSED VALUE	161,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,616
TOTAL JUST VALUE	165,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1104/0708	12/01/2006	WD	Q	I		125,000
GRANTOR: MICHAEL & CAROL LINDE						
GRANTEE: ANTONIO & GLENDA GR						
1081/1672	4/14/2006	WD	U	I	08	72,000
GRANTOR: ELAINE M HAIGH						
GRANTEE: MICHAEL & CAROL LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S33 E25 N7 E26 N19 FST= N7 W12 S7 E12$ W12 N7$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0264	PRCH,FSP	0	0	12	24	288.00	UT	3.01	3.01	100	0	0	3	100	867	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,167

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	0			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