COMM 893.40 FT W & 930.56 FT N O NE1/4 FOR POB, RUN W 492.30 FT, 493.26 FT, S 100 FT TO POB. AKA

CUTHBERT LEE A
216 SE EMERSON CT
LAKE CITY, FL 32025

2025

03-4S-17-07572-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

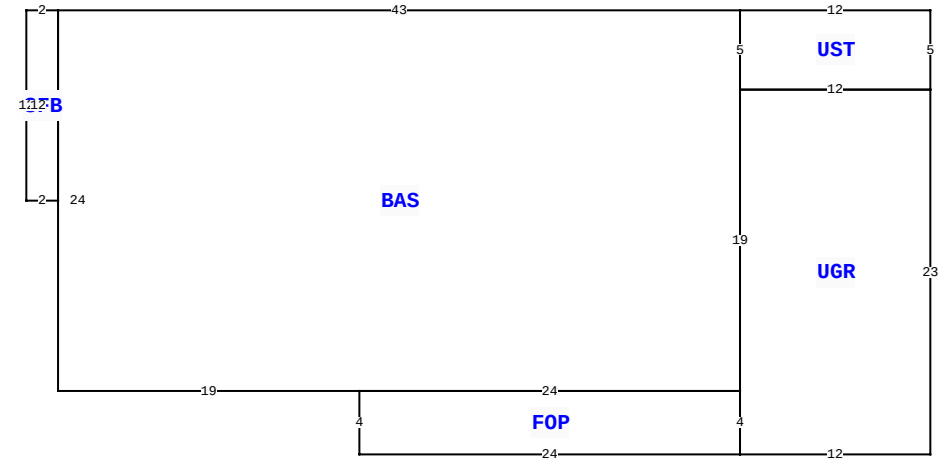
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	01	MINIMUM 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,032	100		1,032	85,903
FOP	96	30		29	2,414
SFB	24	80		19	1,581
UGR	276	45		124	10,321
UST	60	45		27	2,248
TOTALS	1,488			1,231	102,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	114.3420	128.06	157,642	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1056 HX Base Yr 2005



216 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		102,467
TOTAL MARKET OB/XF VALUE		12,256
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		149,723
SOH/AGL Deduction		63,304
ASSESSED VALUE		86,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,697
TOTAL JUST VALUE		149,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/1794	6/30/2003	WD	Q	I		57,900
GRANTOR: DAVID S & MICHELLE M						
GRANTEE: LEE A CUTHBERT						
0828/2149	9/30/1996	WD	Q	I		54,500
GRANTOR: LEONARD CARR						
GRANTEE: DAVID & MICHELLE MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 SFB= W2 S12 E2 N12$ S24 E19 FOP= S4E24 N4 W24$ E24 UGR= S4 E12N23 W12 S19$ N19 UST= E12 N5W12 S5$ N5$.

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	100	
2	0263	PRCH,USP	0	100	11	12	1.00	UT	0.00	0.00	100	0	0	3	100	700	
3	0261	PRCH, UOP	0	100	11	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
4	0296	SHED METAL	0	100	28	28	784.00	UT	9.00	9.00	100	1994	1994	3	100	7,056	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,256

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: 1.13 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/15/2025 BY SYS