

COMM SE COR OF NE1/4, RUN W 893.
 W R/W EMMERSON N ALONG R/W 1230.
 POB, RUN W 495.19 FT, N 100 FT,

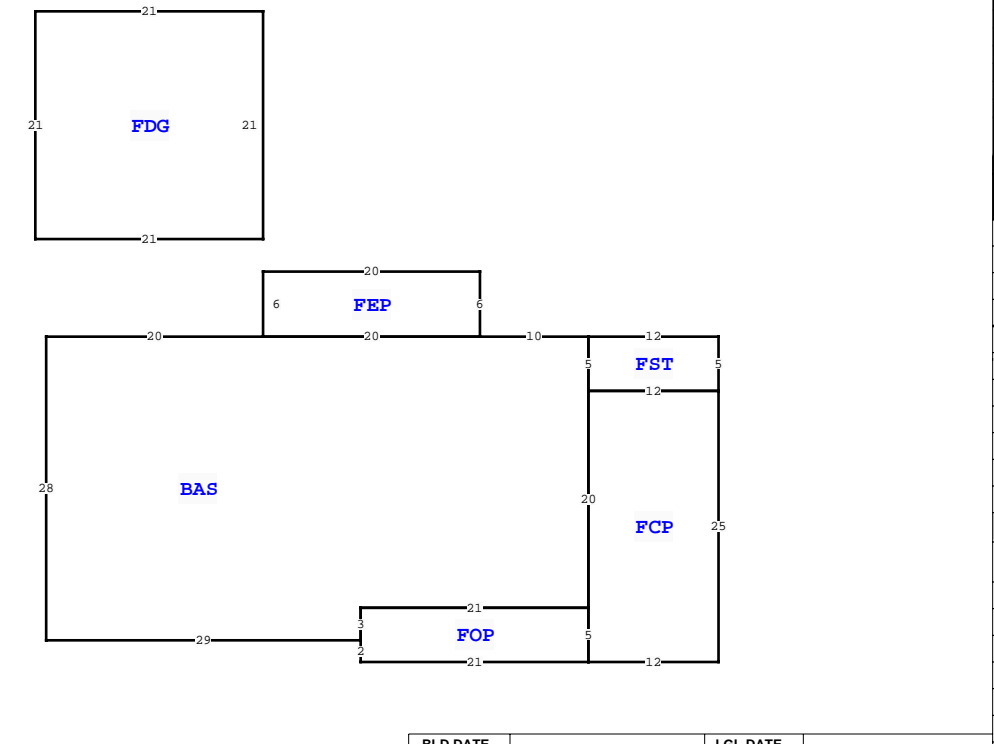
KIRBY KRISTY LEIGH
 160 SE EMERSON CT
 LAKE CITY, FL 32025

2026

03-4S-17-07572-031

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,838	124.4600	139.40	256,217	1974	1995		0	0	30.00	70.00	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,352
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			214,952
SOH/AGL Deduction			8,724
ASSESSED VALUE			206,228
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			155,506
TOTAL JUST VALUE			214,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,514

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	1,337	100		1,337	130,465
FOP	300	25		75	7,319
FDG	441	60		265	25,859
FEP	120	80		96	9,367
FOP	105	30		32	3,123
FST	60	55		33	3,220
TOTALS	2,363			1,838	179,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042957	Roof Replacement	8,900	10/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1586	4/20/2022	WD	Q	I	01	209,000
GRANTOR: TURBERVILLE JANICE L						
GRANTEE: KIRBY KRISTY LEIGH						
1447/1921	9/08/2021	CT	U	I	18	89,000
GRANTOR: TROUERBACH RENEE ANN						
GRANTEE: TURBERVILLE JANICE						

EXTRA FEATURES																
L N	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	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	200

TOTAL OB/XF														600			
160 SE EMERSON CT, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/03/2025 MLU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 S28 E29 FOP= S2 E21N5 W21 S3\$ N3 E21 FCP= S5 E12N25 W12 S20\$ N20 FST= E12 N5 W12 S5\$ N5 W10 FEP= N6 W20 S6E20\$ W20\$ PTR=N30 PDG= W21 S21 E21 N21\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										