COMM SE COR OF NE1/4, RUN W 393.
N 1134.05 FT, W 103 FT FOR POB,
337 FT, N 120 FT, E 338.82 FT, S

SMITH GORDON A/SMITH MARY E
175 SW EMERSON CT
LAKE CITY, FL 32025

2026

03-4S-17-07572-090

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

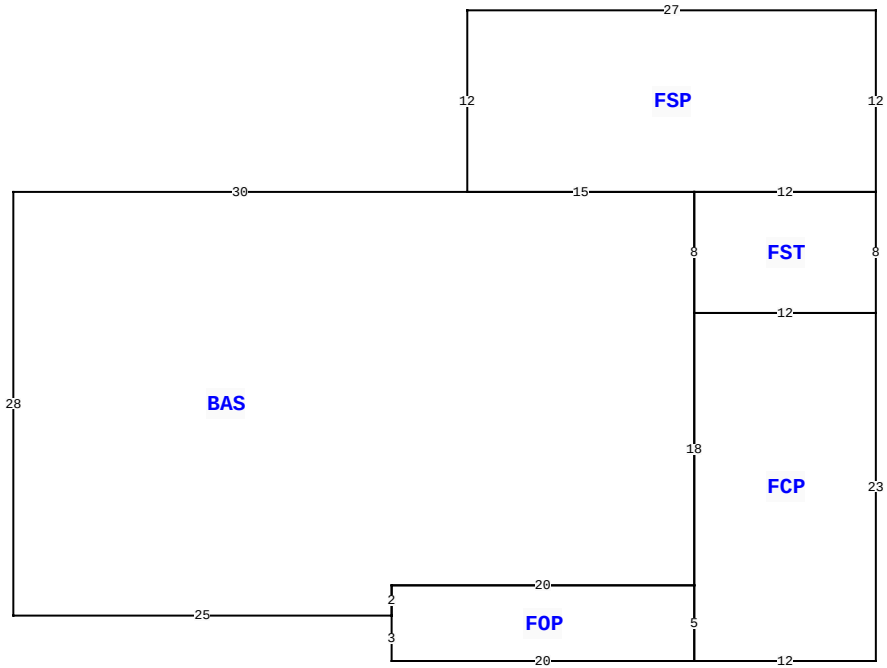
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,220	100		1,220	128,850
FCP	276	25		69	7,288
FOP	100	30		30	3,169
FSP	324	40		130	13,730
FST	96	55		53	5,597
TOTALS	2,016			1,502	158,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	125.7300	140.82	211,512	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1220 HX Base Yr 2021



175 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		158,634
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		190,284
SOH/AGL Deduction		48,845
ASSESSED VALUE		141,439
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		85,717
TOTAL JUST VALUE		190,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1416/0128	7/27/2020	WD	Q	I	01	142,000
GRANTOR: MICHAEL RAY STANLEY						
GRANTEE: GORDON A & MARY E S						
1364/2513	7/17/2018	WD	Q	I	01	110,000
GRANTOR: WAYNE D & SONHWA CHOE						
GRANTEE: MICHAEL RAY STALEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E25 FOP= S3 E20N5 W20 S2$ N2 E20 FCP= S5 E12N23 W12 S18$ N18 FST= E12 N8 W12 S8$ N8 FSP= E12 N12 W27 S12 E15$ W15$.

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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	20	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.80 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/11/2025 BY SYS