LOT 4 PARADISE ESTATES S/D.
CD 1338-682, WD 1416-2044, DC 15

EMH INVESTMENTS AND HOLDING, LLC
3650 INVERRARY DR, 1C
LAUDERHILL, FL 33319

2026

07-2S-17-04677-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1329 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	47,800
SOH/AGL Deduction	0
ASSESSED VALUE	47,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,800
TOTAL JUST VALUE	47,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29330	M H	464	04/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1193	7/30/2024	WD	Q	I	01	45,000
GRANTOR: COLUMBIA LAND MAINTEN						
GRANTEE: EMH INVESTMENTS AND						
1513/1288	4/17/2024	CT	U	I	18	100
GRANTOR: SANDERSON BRUCE						
GRANTEE: COLUMBIA LAND MAINT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	10	24	1.00	UT	800.00	800.00	100	2011	2011	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2025 BY TP Total Acres: 5.04 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/20/2025 BY SYS