PART OF LOT 1 DESC AS: COMM SW C
NW ALONG E'RLY R/W EMERALD WAY,
290.40 FT, S 32.53 FT, W 271.56

JACKSON BENJAMIN W
569 SW EMERALD ST
LAKE CITY, FL 32024

2026

10-4S-16-02866-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

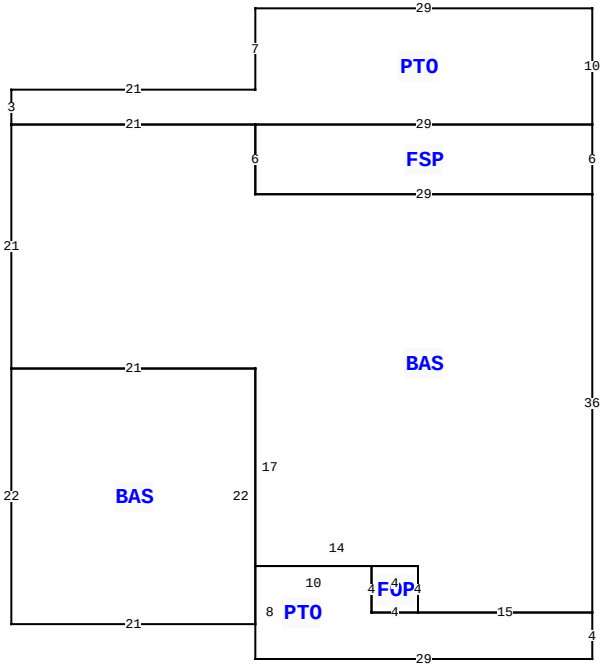
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	50,629
BAS	1,429	100		1,429	156,598
FOP	16	30		5	548
FSP	174	40		70	7,671
PTO	156	5		8	877
PTO	353	5		18	1,973
TOTALS	2,590			1,992	218,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	144.4177	161.75	322,206	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2022 Heated Area: 1891 HX Base Yr 2022



569 SW EMERALD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,295
TOTAL MARKET OB/XF VALUE		7,876
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		259,921
SOH/AGL Deduction		79,522
ASSESSED VALUE		180,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,677
TOTAL JUST VALUE		259,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9522	SFR	225	03/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1990	10/03/2023	WD	U	I	11	100
GRANTOR: JACKSON SHARON L						
GRANTEE: JACKSON BENJAMIN W						
1452/2155	11/16/2021	WD	Q	I	01	253,000
GRANTOR: NELSON JAMES S						
GRANTEE: JACKSON BENIJAMIN W						

BUILDING NOTES

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0166	CONC,PAVMT	0	100	16	89	1,424.00	UT	1.50	1.50	100	1995	1995	3	100	2,136	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,200	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	60	1995	1995	3	60	1,080	
5	0296	SHED METAL	0	100	12	10	120.00	UT	5.00	5.00	60	1995	1995	3	60	360	
6	0120	CLFENCE 4	0	100	0	0	280.00	UT	7.50	7.50	100	2007	2007	3	100	2,100	

BUILDING DIMENSIONS

PTO= N10 W29 S7 W21 S3 E21 E29$ FSP= W29 BAS= W21 S21 BAS= S22 E21 N22 W21$ E21 S17PTO= S8 E29 N4 W15 FOP= N4 W4 S4 E4$ W4 N4 W10 $ E14 S4 E15 N36 W29 N6$ S6 E29 N6$.

LAND DESCRIPTION

TOTAL OB/XF 7,876

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		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	33,750							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.79 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/17/2025 BY SYS