

LOT 5 EMERALD FOREST S/D.

CARTER JEROME E JR
582 SW EMERALD ST
LAKE CITY, FL 32024

ORB 788-387, 842-1866,

2026

10-4S-16-02866-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	10416.050 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100		1,499	149,840
FGR	506	55		278	27,789
FOP	52	30		16	1,599
PTO	90	5		4	400
TOTALS	2,147			1,797	179,628

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	84	21	1,764.00	UT	1.40	
2	0166	CONC, PAVMT	0 100	3	30	90.00	UT	1.40	
3	0166	CONC, PAVMT	0 100	3	15	45.00	UT	1.40	
4	0296	SHED METAL	0 100	10	14	140.00	UT	12.00	
5	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,797	119.0000	133.28	239,504	1992	2000	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1499 HX Base Yr 2011												
582 SW EMERALD ST, LAKE CITY												

582 SW EMERALD ST, LAKE CITY										XF DATE						LAND DATE		04/03/2025		MLU	
										INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1,764.00	UT	1.40	1.40	100	0	0	3	100	2,470												
90.00	UT	1.40	1.40	100	0	0	3	100	126												
45.00	UT	1.40	1.40	100	0	0	3	100	63												
140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680												
1.00	UT	0.00	0.00	100	2014		3	100	300												

TOTAL OB/XF										4,639									
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		179,628			
TOTAL MARKET OB/XF VALUE		4,639			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		219,267			
SOH/AGL Deduction		80,905			
ASSESSED VALUE		138,362			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		87,640			
TOTAL JUST VALUE		219,267			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		221,662			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045419	Roof Replacement	9,500	09/12/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1049/2884	6/16/2005	WD	Q	I		145,000	
GRANTOR: TRAYAH							
GRANTEE: JEROME E CARTER JR							
1019/2524	6/30/2004	WD	Q	I		125,000	
GRANTOR: PEERSON							
GRANTEE: TRAYAH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR= S23E22 N23 W22\$ BAS= W15N11 W5 PTO= N10 W9 S10 E9\$ W14 S11 W9 S30 E15 FOP= N4 E13 S4 W13\$ E28 N30 \$.									