

POCOCK DAVID P JR/POCOCK SHARON L  
444 SW EMERALD ST  
LAKE CITY, FL 32024

# 2026



| BUILDING CHARACTERISTICS    |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS           |  |  |  |  |  |  |  |  |  | COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|--|--|--|--------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                     |  |  |  |  |  |  |  |  |  | CD CONSTRUCTION              |  |  |  |  |  |  |  |  |  | TYPE                     |  |  |  |  |  |  |  |  |  |
| Exterior Wall               |  |  |  |  |  |  |  |  |  | 19 COMMON BRK 50             |  |  |  |  |  |  |  |  |  | 0100 01                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall               |  |  |  |  |  |  |  |  |  | 31 VINYL SID 50              |  |  |  |  |  |  |  |  |  | 0100 01                  |  |  |  |  |  |  |  |  |  |
| Roof Structur               |  |  |  |  |  |  |  |  |  | 03 GABLE/HIP 100             |  |  |  |  |  |  |  |  |  | 100% - 2000              |  |  |  |  |  |  |  |  |  |
| Roof Cover                  |  |  |  |  |  |  |  |  |  | 14 PREFIN MT 100             |  |  |  |  |  |  |  |  |  | Heated Area: 1335        |  |  |  |  |  |  |  |  |  |
| Interior Wall               |  |  |  |  |  |  |  |  |  | 05 DRYWALL 100               |  |  |  |  |  |  |  |  |  | HX Base Yr 2000          |  |  |  |  |  |  |  |  |  |
| Interior Floo               |  |  |  |  |  |  |  |  |  | 14 CARPET 80                 |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| Interior Floo               |  |  |  |  |  |  |  |  |  | 08 SHT VINYL 20              |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| 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            |  |  |  |  |  |  |  |  |  | 10416.050 1.00/              |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| AREA TYPE                   |  |  |  |  |  |  |  |  |  | TOTAL GROSS AREA             |  |  |  |  |  |  |  |  |  | PCT OF BASE              |  |  |  |  |  |  |  |  |  |
| YEAR                        |  |  |  |  |  |  |  |  |  | TOTAL ADJ AREA               |  |  |  |  |  |  |  |  |  | SUBAREA MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| BAS                         |  |  |  |  |  |  |  |  |  | 1,335                        |  |  |  |  |  |  |  |  |  | 100                      |  |  |  |  |  |  |  |  |  |
| FGR                         |  |  |  |  |  |  |  |  |  | 500                          |  |  |  |  |  |  |  |  |  | 55                       |  |  |  |  |  |  |  |  |  |
| FOP                         |  |  |  |  |  |  |  |  |  | 24                           |  |  |  |  |  |  |  |  |  | 30                       |  |  |  |  |  |  |  |  |  |
| FOP                         |  |  |  |  |  |  |  |  |  | 135                          |  |  |  |  |  |  |  |  |  | 30                       |  |  |  |  |  |  |  |  |  |
| PTO                         |  |  |  |  |  |  |  |  |  | 162                          |  |  |  |  |  |  |  |  |  | 5                        |  |  |  |  |  |  |  |  |  |
| TOTALS                      |  |  |  |  |  |  |  |  |  | 2,156                        |  |  |  |  |  |  |  |  |  | 1,665                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES              |  |  |  |  |  |  |  |  |  | 444 SW EMERALD ST, LAKE CITY |  |  |  |  |  |  |  |  |  | 147,391                  |  |  |  |  |  |  |  |  |  |
| 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                    |  |  |  |  |  |  |  |  |  |
| 2 0190                      |  |  |  |  |  |  |  |  |  | FPLC PF                      |  |  |  |  |  |  |  |  |  | 0 100                    |  |  |  |  |  |  |  |  |  |
| 3 0169                      |  |  |  |  |  |  |  |  |  | FENCE/WOOD                   |  |  |  |  |  |  |  |  |  | 0 100                    |  |  |  |  |  |  |  |  |  |
| 4 0296                      |  |  |  |  |  |  |  |  |  | SHED METAL                   |  |  |  |  |  |  |  |  |  | 0 100                    |  |  |  |  |  |  |  |  |  |
| 5 0030                      |  |  |  |  |  |  |  |  |  | BARN, MT                     |  |  |  |  |  |  |  |  |  | 0 100                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION            |  |  |  |  |  |  |  |  |  | TOTAL OB/XF                  |  |  |  |  |  |  |  |  |  | 12,610                   |  |  |  |  |  |  |  |  |  |
| L N                         |  |  |  |  |  |  |  |  |  | USE CODE                     |  |  |  |  |  |  |  |  |  | CLS                      |  |  |  |  |  |  |  |  |  |
| LAND USE DESCRIPTION        |  |  |  |  |  |  |  |  |  | CAP                          |  |  |  |  |  |  |  |  |  | R D                      |  |  |  |  |  |  |  |  |  |
| LOC ZONE                    |  |  |  |  |  |  |  |  |  | FRONT                        |  |  |  |  |  |  |  |  |  | DEPTH                    |  |  |  |  |  |  |  |  |  |
| TOT LND UTS                 |  |  |  |  |  |  |  |  |  | UNIT TYPE                    |  |  |  |  |  |  |  |  |  | D T                      |  |  |  |  |  |  |  |  |  |
| DPHT 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                        |  |  |  |  |  |  |  |  |  | 1.00                         |  |  |  |  |  |  |  |  |  | LT                       |  |  |  |  |  |  |  |  |  |
| 1.00                        |  |  |  |  |  |  |  |  |  | 1.00                         |  |  |  |  |  |  |  |  |  | 1.00                     |  |  |  |  |  |  |  |  |  |
| 35,000.00                   |  |  |  |  |  |  |  |  |  | 35,000.00                    |  |  |  |  |  |  |  |  |  | 35,000                   |  |  |  |  |  |  |  |  |  |
| REVIEW DATE                 |  |  |  |  |  |  |  |  |  | 06/14/2024                   |  |  |  |  |  |  |  |  |  | BY                       |  |  |  |  |  |  |  |  |  |
| JB                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.52            |  |  |  |  |  |  |  |  |  | Total Land Value: 35,000 |  |  |  |  |  |  |  |  |  |
| Market: 0                   |  |  |  |  |  |  |  |  |  | Agricultural: 0              |  |  |  |  |  |  |  |  |  | Common: 35,000           |  |  |  |  |  |  |  |  |  |
| PRINTED 11/19/2025 BY SYS   |  |  |  |  |  |  |  |  |  |                              |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |