

LOT 18 EMERALD FOREST S/D.
759-1056, WD 1317-2378, WD 1433-

KOEHLER JAPHETH/KOEHLER DANYALE D
382 SW EMERALD ST
LAKE CITY, FL 32024

2026

10-4S-16-02866-118



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BAS	1,682	100
FEP	209	80
FGR	500	55
FOP	60	30
PTO	171	5
TOTALS	2,622	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,151	123.5520	138.38	297,655	1992	1992	0	0	0	33.00	67.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1682 HX Base Yr 2024													
382 SW EMERALD ST, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/03/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0 100	16	90	1,440.00	UT	1.40	1.40	100	0	0	3
2	0166	CONC, PAVMT	0 100	3	45	135.00	UT	1.40	1.40	100	0	0	3
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3
4	0294	SHED WOOD/	0 100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3

LAND DESCRIPTION													
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,429	
TOTAL MARKET OB/XF VALUE		7,353	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		241,782	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,782	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		191,060	
TOTAL JUST VALUE		241,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31366	MAINT/ALTR	105	08/20/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1433/221	3/19/2021	WD Q	I	01	
GRANTOR: COMPTON DARRELL R & S					
GRANTEE: KOEHLER JAPHETH					
1317/2378	6/27/2016	WD Q	I	01	
GRANTOR: SARAH C EGNATOVICH					
GRANTEE: DARRELL R & SANDRA					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W28 S9 S11 W19 N4 W7 S35 E13 N4 E15 N16 E26 N31 \$													
FGR=[ORIG=-26,47] S4 E25 N20 W25 S16 \$													
FEP=[ORIG=-28,9] W19 S11 E19 N11 \$													
PTO=[ORIG=-28,0] W19 S9 E19 N9 \$													
FOP=[ORIG=-41,51] N4 E15 S4 W15 \$													