

LOT 20 EMERALD FOREST S/D.

SONI DHIMANT G/SONI GITA
115 SW ENCHANTED CT
LAKE CITY, FL 32024

ORB 759-1938, 891-1793,

2025

10-4S-16-02866-120



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,047	100
FGR	509	55
FSP	114	40
FSP	176	40
FSP	179	40
UOP	56	20
TOTALS	3,081	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,526	114.4640	128.20	323,833	1992	1992	0	0	0 32.00	68.00
1 SINGLE FAM - 100% - 2000 Heated Area: 2047 HX Base Yr 2000											
TOTALS	3,081		2,526	220,206							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,206	
TOTAL MARKET OB/XF VALUE		29,450	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		284,656	
SOH/AGL Deduction		107,943	
ASSESSED VALUE		176,713	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		125,991	
TOTAL JUST VALUE		284,656	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30649	MAINT/ALTR	50	12/11/2012
18514	POOL	100	07/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/1793	11/09/1999	WD	Q	I		106,000
GRANTOR: VARNER'S						
GRANTEE: SONI'S						
0759/1938	5/07/1992	WD	Q	I		77,400
GRANTOR: DAUGHTRY - CRAWFORD						
GRANTEE: THEODORE VARNER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	16	60	960.00	UT	1.40	1.40	100	1993
2	0280	POOL R/CON	0 100	0	0	548.00	UT	70.00	70.00	100	2001
3	0282	POOL ENCL	0 100	39	40	1,560.00	UT	15.00	15.00	100	2001
4	0169	FENCE/WOOD	0 100	0	0	336.00	UT	13.50	13.50	75	2007

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W41 S4 W1 S6 E1 S4 UOP= S14 E4 N14 W4\$ E4 S14 E4FGR= W20 S8 W1 S9 E1 S8 E20 N25\$ S25 E23 S1 E8 N1 E15 N13 W4 N14 W20 N13 E5 N6 E6 FSP= S19 W11 N13 E5 N6 E6\$ FSP= E6S19 W6 N19\$ N7\$ FSP= S7 E6 S19 E4 N29 W10 S3\$.											

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