LOT 21 EMERALD FOREST S/D.
ORB 841-941, WD 997-1555.

CARR LYNDA L
129 SW ENCHANTED CT
LAKE CITY, FL 32024

2026

10-4S-16-02866-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

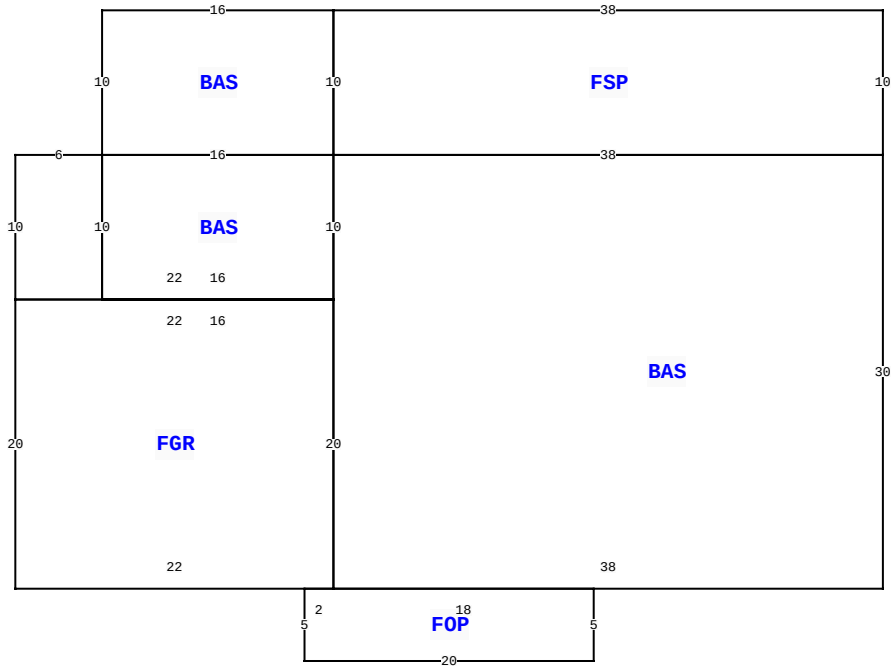
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	160	100		160	12,648
BAS	160	100		160	12,648
BAS	1,200	100		1,200	94,856
FGR	440	55		242	19,130
FOP	100	30		30	2,371
FSP	380	40		152	12,015
TOTALS	2,440			1,944	153,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	108.5840	121.61	236,410	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1520 HX Base Yr 2004



129 SW ENCHANTED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,666
TOTAL MARKET OB/XF VALUE		23,044
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		211,710
SOH/AGL Deduction		77,444
ASSESSED VALUE		134,266
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		78,544
TOTAL JUST VALUE		211,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17180	POOL	175	07/10/2000
6081	SFR	170	05/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0997/1555	10/10/2003	WD	Q	I		126,900
GRANTOR: GREGORY S & DONNA J M						
GRANTEE: TRUMAN L & LYNDA L						
0841/0941	6/21/1997	WD	Q	I		85,500
GRANTOR: NUNNELEE						
GRANTEE: MILAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 BAS= N10 W16 S10 E16$ BAS= S10 W16 N10 E16$ S10 W16 N10 W6 S10 FGR= E22 S20 W22 N20$ E22 S20 FOP= W2 S5 E20 N5 W18$ E38 N30$ FSP= N10 W38 S10 E38$.

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	0166	CONC,PAVMT	0	100	10	150	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
2	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	100	2000	2000	3	40	12,544	
3	0282	POOL ENCL	0	100	20	40	800.00	UT	15.00	15.00	100	2000	2000	3	40	4,800	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0060	CARPORT F	0	100	24	20	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 23,044

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS