LOT 25 EMERALD FOREST S/D, EX
THE N 20 FT DESC IN ORB 792-
1219. ORB 761-354, 815-1649,

DUCKSWORTH FREDERIC E
413 SW EMERALD ST
LAKE CITY, FL 32024

2026

10-4S-16-02866-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

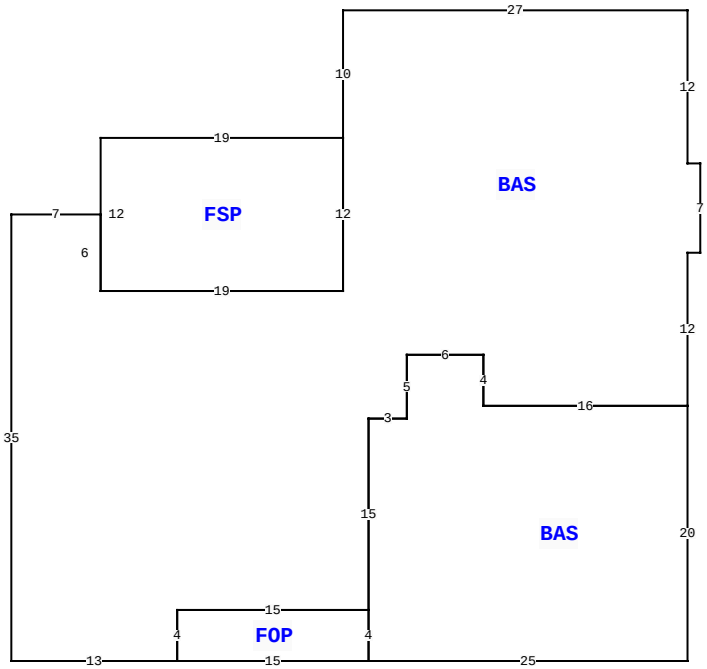
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	521	100		521	41,204
BAS	1,599	100		1,599	126,459
FOP	60	30		18	1,423
FSP	228	40		91	7,197
TOTALS	2,408			2,229	176,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	108.0580	121.02	269,754	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 100% - 1996 Heated Area: 2120 HX Base Yr 1996



413 SW EMERALD ST, 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		176,284
TOTAL MARKET OB/XF VALUE		7,913
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		219,197
SOH/AGL Deduction		76,795
ASSESSED VALUE		142,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,680
TOTAL JUST VALUE		219,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048464	Electrical Servic	0	10/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1649	12/29/1995	WD	Q	I		79,900
GRANTOR: LOIS VOGLER PR OF WIL						
GRANTEE: FREDERIC E & VANQUI						
0761/0354	6/10/1992	WD	Q	I		69,500
GRANTOR: DAUGHTRY-CRAWFORD						
GRANTEE: WILLIAM VOGLER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S10 FSP= W19S12 E19 N12$S12 W19 N6 W7 S35 E13 FOP= N4 E15 S4 W15$ N4 E15 BAS= N15 E3 N5 E6 S4 E16 S20 W25 N4$N15 E3 N5 E6 S4 E16 N12E1 N7 W1 N12$.

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	16	72	1,152.00	UT	1.40	1.40	100	0	0	3	100	1,613	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 7,913

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 12/02/2024 BY SYS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS