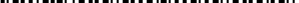
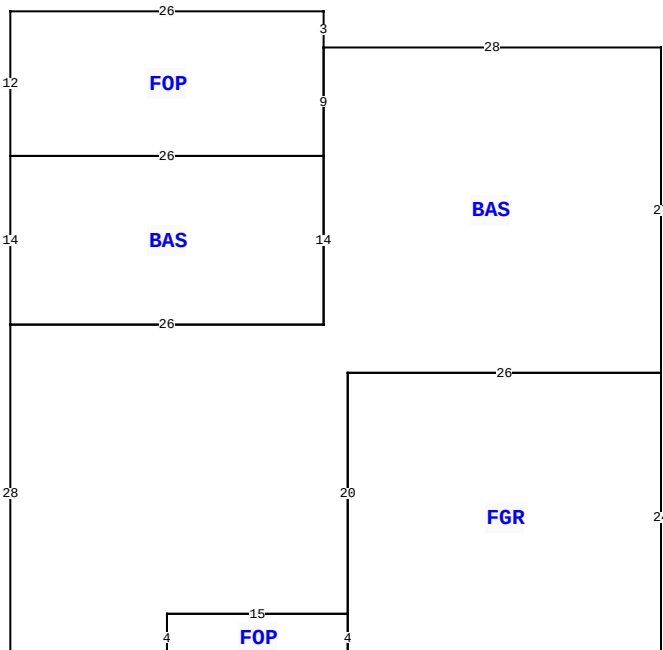


TILLMAN BRIAN H/TILLMAN LISA R
435 SW EMERALD ST
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								
Exterior Wall	31	VINYL SID	80			0100	01	2,291	107.4760	120.37	275,768	1992	1992	0	0	35.00	65.00	STANDARD								
Average	05	AVERAGE 20				1 SINGLE FAM 100% - 2013 Heated Area: 1836 HX Base Yr 2013										Tax Group: 3 Tax Dist:										
Roof Structure	03	GABLE/HIP	100													BUILDING MARKET VALUE 179,249										
Roof Cover	12	MODULAR MT	100													TOTAL MARKET OB/XF VALUE 7,003										
Interior Wall	05	DRYWALL	100													TOTAL LAND VALUE - MARKET 35,000										
Interior Floor	14	CARPET	100													TOTAL MARKET VALUE 221,252										
Air Condition	03	CENTRAL	100													SOH/AGL Deduction 85,677										
Heating Type	04	AIR DUCTED	100													ASSESSED VALUE 135,575										
Bedrooms		4	100													TOTAL EXEMPTION VALUE HX HB 50,722										
Bathrooms		2	100													BASE TAXABLE VALUE 84,853										
Frame		N/A	100													TOTAL JUST VALUE 221,252										
Stories	1.	1.	100													NCON VALUE 0										
Architectual Units	05	CONV	100			INCOME VALUE																				
Condition Adj	03	03	100			PREVIOUS YEAR MKT VALUE 221,252																				
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	364	100		364	28,480																					
BAS	1,472	100		1,472	115,170																					
FGR	624	55		343	26,837																					
FOP	60	30		18	1,409																					
FOP	312	30		94	7,355																					
TOTALS	2,832			2,291	179,249																					
EXTRA FEATURES					435 SW EMERALD ST, LAKE CITY										BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE				04/03/2025 MLU			
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	20	51	1,020.00	UT	1.50	1.50	100	0	0	3	100	1,530											
2	0210	GARAGE U	0 100	0	0	784.00	UT	16.00	16.00	30	1995	1995	3	30	3,763											
3	0166	CONC, PAVMT	0 100	5	28	140.00	UT	1.50	1.50	100	1995	1995	3	100	210											
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000											
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500											
LAND DESCRIPTION																	TOTAL OB/XF 7,003									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									