LOT 29 EMERALD FOREST PHASE 2.
769-1287, 923-2118, 1003-1724, 1

FRASHER ROBERT LEE/FRASHER BARBARA E
291 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

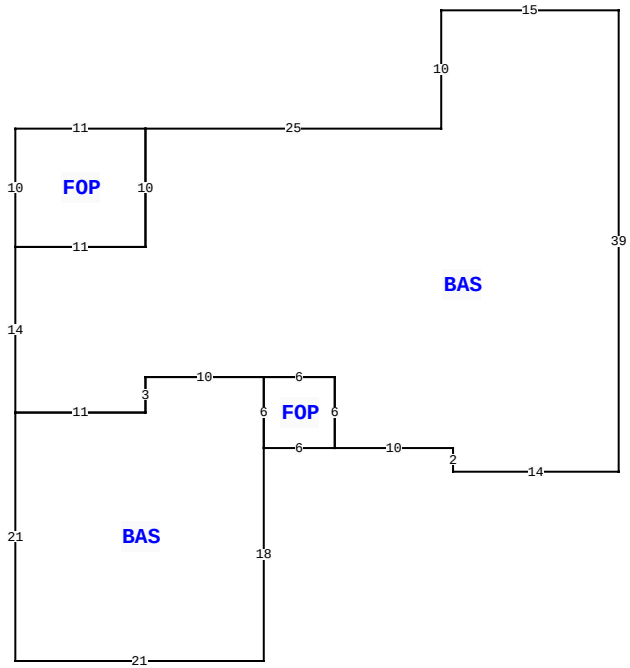
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	471	100		471	52,563
BAS	1,316	100		1,316	146,865
FOP	36	30		11	1,228
FOP	110	30		33	3,683
TOTALS	1,933			1,831	204,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	133.9800	150.06	274,760	1992	2000	0	0	0	25.63	74.37

1 SINGLE FAM 0% - 2022 Heated Area: 1787 HX Base Yr



291 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: 2	Tax Dist:
BUILDING MARKET VALUE	204,339
TOTAL MARKET OB/XF VALUE	22,109
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	261,448
SOH/AGL Deduction	0
ASSESSED VALUE	261,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,448
TOTAL JUST VALUE	261,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,748

PRCL:0:13: N

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6717	POOL	12,000	12/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1107	8/29/2025	WD	Q	I	01	339,000
GRANTOR: FARMER ROBERT						
GRANTEE: FRASHER ROBERT LEE						
1431/1184	2/24/2021	PR	U	I	19	198,000
GRANTOR: THOMPSON MATTHEW BY T						
GRANTEE: FARMER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S10 W25 FOP= W11 S10 E11 N10$ S10 W11 S14 BAS= S21 E21 N18 FOP= E6 N6W6 S6$ N6 W10 S3 W11$ E11 N3 E10 E6 S6 E10 S2 E14 N39$.

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	0	48	18	864.00	UT	2.00	2.00	100	0	0	3	100	1,728	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
3	0120	CLFENCE 4	0	0	0	0	140.00	UT	7.50	7.50	100	1993	1993	3	100	1,050	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	375	
5	0294	SHED WOOD/	0	0	14	22	1.00	UT	4,620.00	4,620.00	100	2024	2023		100	4,620	

LAND DESCRIPTION

TOTAL OB/XF 22,109

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	0		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 09/30/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS