LOT 30 EMERALD FOREST PHASE 2.
802-1607,1609, 928-2151, DC 1210

LOVETT BRENDA DURRANCE
273 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

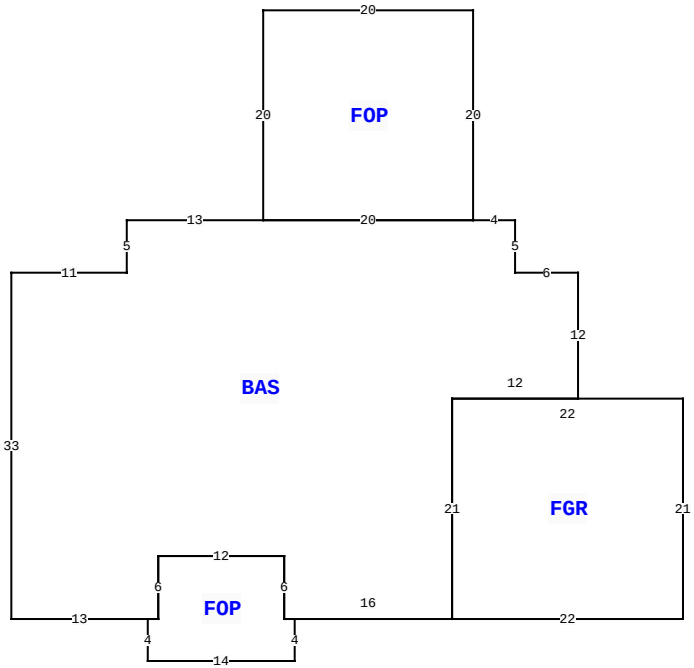
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,643	100		1,643	156,666
FGR	462	55		254	24,220
FOP	128	30		38	3,623
FOP	400	30		120	11,442
TOTALS	2,633			2,055	195,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	121.6215	136.22	279,932	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2002 Heated Area: 1643 HX Base Yr 2002



273 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		195,952
TOTAL MARKET OB/XF VALUE		10,553
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,505
SOH/AGL Deduction		79,294
ASSESSED VALUE		162,211
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		106,489
TOTAL JUST VALUE		241,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045404	Remodel	10,995	09/09/2022
31648	MAINT/ALTR	40	12/16/2013
9523	SFR	275	03/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2338	5/22/2025	LE	U	I	14	100
GRANTOR: ANDRUS FOY MAE (ENH L						
GRANTEE: LOVETT BRENDA DURRA						
1210/2580	3/04/2011	WD	U	I	30	100
GRANTOR: RULON & FOY M ANDRUS						
GRANTEE: RULON & FOY M ANDRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W11 S33 E13 FOP= S4 E14 N4 W1 N6 W12 S6 W1$ E1N6 E12 S6 E16 FGR= E22 N21 W22 S21$ N21 E12 N12 W6 N5 W4 FOP= N20 W20 S20 E20$ W20$.

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	0	0	1,123.00	UT	1.50	1.50	100	1995	1995	3	100	1,685	
2	0120	CLFENCE 4	0	100	0	0	500.00	UT	4.50	4.50	75	1995	1995	3	75	1,688	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1995	1995	3	100	600	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 10,553

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 11/09/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS