LOT 34 EMERALD FOREST PHASE 2.
783-2357, CT 828-742, WD 828-131

MANATEE MARY JO PACE
181 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

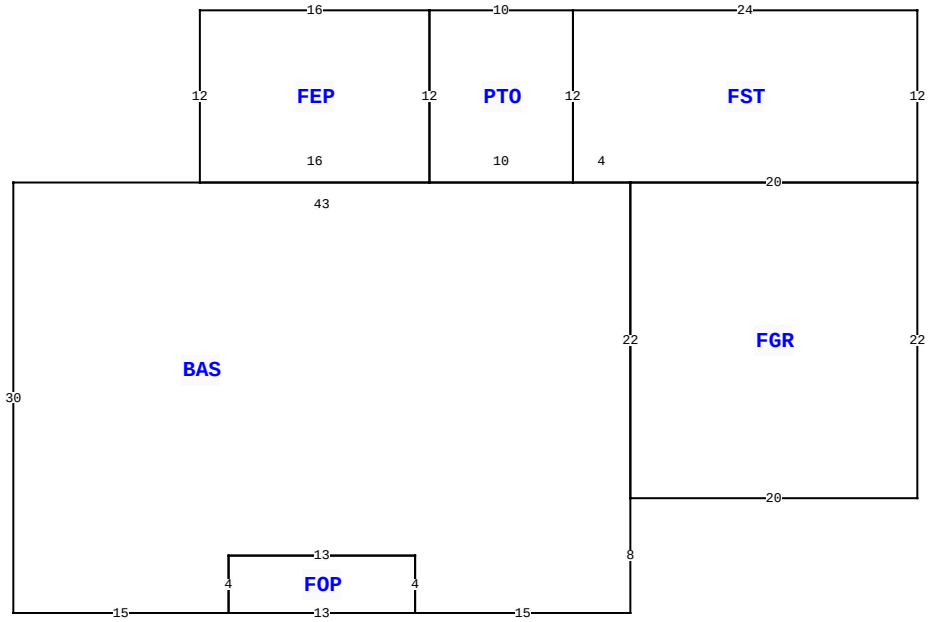
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	1,238	100		1,238	115,882
FEP	192	80		154	14,415
FGR	440	55		242	22,652
FOP	52	30		16	1,498
FST	288	55		158	14,790
PTO	120	5		6	562
TOTALS	2,330			1,814	169,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	127.4000	142.69	258,840	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2020 Heated Area: 1238 HX Base Yr 2020



181 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		169,799
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		207,571
SOH/AGL Deduction		59,012
ASSESSED VALUE		148,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,837
TOTAL JUST VALUE		207,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31827	MAINT/ALTR	35	03/21/2014
7758	SFR	35,000	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0512	4/29/2019	WD	Q	I	01	149,900
GRANTOR: MARK A MEYER, KAREN L						
GRANTEE: MARY JO PACE						
1375/2742	4/09/2015	LE	U	I	14	100
GRANTOR: KENNETH M MEYER (LIFE						
GRANTEE: M A MEYER, K L SUND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S30 E15 FOP= E13 N4W13 S4$ N4 E13 S4 E15 N8 FGR= E20 N22 W20 S22$ N22$ FST= E20 N12 W24 PTO= W10 FEP= W16 S12 E16 N12$ S12 E10 N12$ S12 E4$.

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	1,248.00	UT	1.50	1.50	100	0	0	3	100	1,872	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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