LOT 35 EMERALD FOREST PHASE 2 S/
770-1584, 770-1586, 1011-2283, W

AMBRIZ CARLOS
163 SW EMERALD ST
LAKE CITY, FL 32024-4128

2026

11-4S-16-02919-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

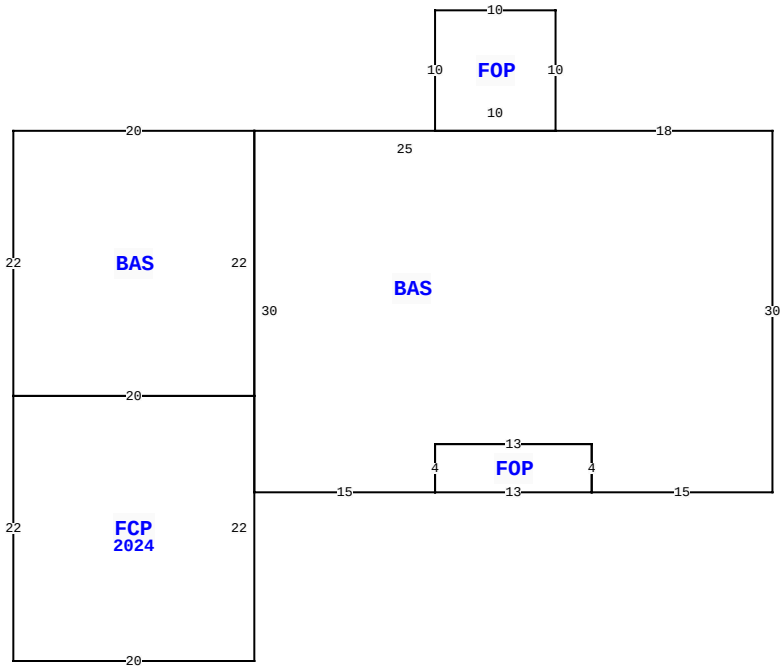
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	440	100		440	44,346
BAS	1,238	100		1,238	124,774
FCP	440	25	2024	110	11,086
FOP	52	30		16	1,612
FOP	100	30		30	3,024
TOTALS	2,270			1,834	184,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	121.0000	135.52	248,544	1993	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2016 Heated Area: 1678 HX Base Yr 2016



163 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		184,842
TOTAL MARKET OB/XF VALUE		4,381
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,223
SOH/AGL Deduction		76,125
ASSESSED VALUE		148,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,376
TOTAL JUST VALUE		224,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6603	SFR	32,000	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1425	5/26/2025	WD	Q	I	01	280,000
GRANTOR: LAY WILLIS B						
GRANTEE: AMBRIZ CARLOS						
1305/2724	12/07/2015	WD	Q	I	01	127,000
GRANTOR: SANDRA & FRANK FEDERM						
GRANTEE: WILLIS B & JENNA LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W25 S30 E15 N4 E13 S4 E15 N30 $
BAS=[ORIG=-43,0] W20 S22 E20 N22 $
FOP=[ORIG=-18,0] N10 W10 S10 E10 $
FOP=[ORIG=-28,30] E13 N4 W13 S4 $
FCP=[YR=2024;ORIG=-63,22] E20 S22 W20 N22 $
.

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	1,279.00	UT	1.40	1.40	100	0	0	3	100	1,791	
2	0120	CLFENCE 4	0	100	0	0	420.00	UT	4.50	4.50	100	2003	2003	3	100	1,890	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,381

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 06/30/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS