LOT 36 EMERALD FOREST PHASE 2.
ORB 764-195, 845-1714, 947-811,

BUSHELL JOSEPH W JR
145 SW EMERALD ST
LAKE CITY, FL 32024

2025

11-4S-16-02919-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

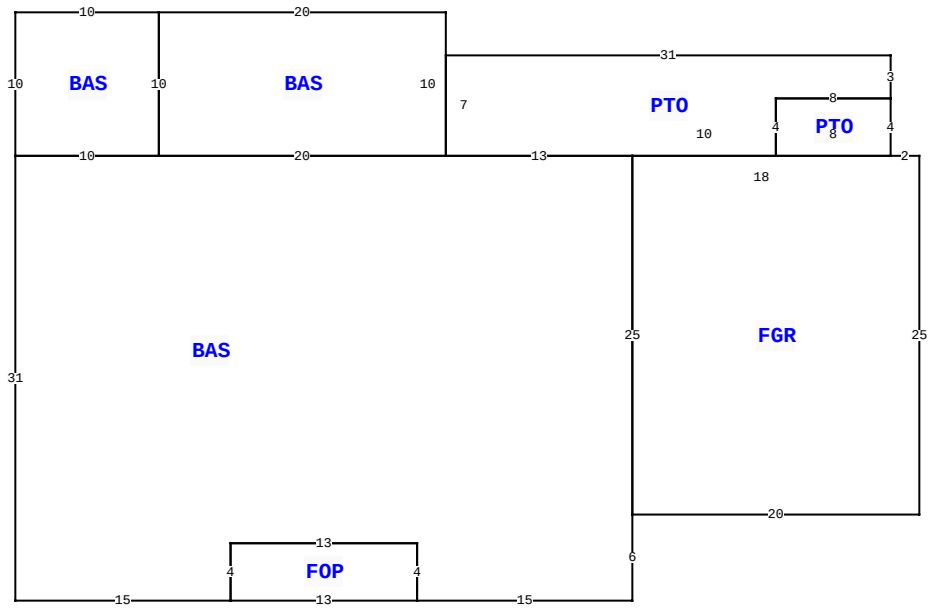
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	100	100		100	8,648
BAS	200	100		200	17,297
BAS	1,281	100		1,281	110,786
FGR	500	55		275	23,783
FOP	52	30		16	1,384
PTO	32	5		2	173
PTO	185	5		9	778
TOTALS	2,350			1,883	162,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	115.8180	129.72	244,263	1993	1993	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 2021 Heated Area: 1581 HX Base Yr 2021



145 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		162,850
TOTAL MARKET OB/XF VALUE		11,708
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		209,558
SOH/AGL Deduction		62,034
ASSESSED VALUE		147,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,802
TOTAL JUST VALUE		209,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049750	Roof Replacement	18,815	05/08/2024
10405	POOL	57	11/03/1995
6797	SFR	32,000	01/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/1333	2/29/2016	WD	Q	I	01	131,500
GRANTOR: BETTY A LOCK						
GRANTEE: JOSEPH W BUSHELL JR						
1017/0151	5/28/2004	WD	Q	I		112,000
GRANTOR: JOANNE DOWELL						
GRANTEE: BETTY A LOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N10 W20 S10 E20$ W20 BAS= N10 W10 S10 E10$ W10 S 31 E15 FOP= E13N4 W13 S4$ N4 E13 S4 E15 N6 FGR= E20 N25 W2 PTO= N4 W8 S4 E8$ W18 S25$ N25$ PTO= E10N4 E8 N3 W31 S7 E13 $.

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	1,066.00	UT	1.40	1.40	100	0	0	3	100	1,492	
2	0280	POOL R/CON	0	100	20	10	200.00	UT	70.00	70.00	100	1995	1995	3	40	5,600	
3	0166	CONC,PAVMT	0	100	0	0	210.00	UT	1.50	1.50	100	1995	1995	3	100	315	
4	0120	CLFENCE 4	0	100	0	0	90.00	UT	4.50	4.50	100	1993	1993	3	100	405	
5	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
6	0282	POOL ENCL	0	100	16	26	416.00	UT	15.00	15.00	100	2009	2009	3	40	2,496	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,708

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 06/03/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/13/2025 BY SYS