

LOT 40 EMERALD FOREST PHASE 2.
ORB 761-2159

GUERRY BRYAN H/GUERRY CANDACE E
152 SW EMERALD STREET
LAKE CITY, FL 32024

2026

11-4S-16-02919-140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100		1,398	120,377
FGR	440	55		242	20,838
FOP	78	30		23	1,980
FSP	100	40		40	3,444
FSP	110	40		44	3,788

TOTALS	2,126			1,747	150,428
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,158.00	UT	1.50	1.50	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	
3	0166	CONC, PAVMT	0	100	0	0	784.00	UT	1.50	1.50	
4	0120	CLFENCE 4	0	100	0	0	430.00	UT	2.50	2.50	
5	0169	FENCE/WOOD	0	100	0	0	136.00	UT	4.00	4.00	
6	0060	CARPORT F	0	100	12	20	240.00	UT	2.50	2.50	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,747	117.2000	131.26	229,311	1993	1993	0	0	0 34.40	65.60

1 SINGLE FAM 100% - 1994

Heated Area: 1398

HX Base Yr 1994

22

FGR

22

10

10

11

FSP

10

10

11

FSP

10

20

12

10

11

BAS

32

15

13

FOP

15

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		150,428	
TOTAL MARKET OB/XF VALUE		21,268	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		206,696	
SOH/AGL Deduction		73,508	
ASSESSED VALUE		133,188	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		82,466	
TOTAL JUST VALUE		206,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15866	POOL	100	08/05/1999
7589	SFR	36,000	09/15/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0761/2159	6/30/1992	WD	U	V	12
GRANTOR: DDP CORP					SALE PRICE
GRANTEE: GUERRY					8,143

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP= N10 W11 S10 E11\$ BAS= W11 FSP= N10 W10 S10 E10\$ W10 N10 W10 S10 W12 FGR= W20 S22 E20 N22\$ S32 E15FOP= E13 N6 W13 S6\$ N6 E13 S6 E15 N32\$.											