LOT 41 EMERALD FOREST PHASE 2.
WD 766-395, WD 766-396, 962-2495

GREEN CHRISTOPHER A/GREEN DYAN LEIGH
170 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-141

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

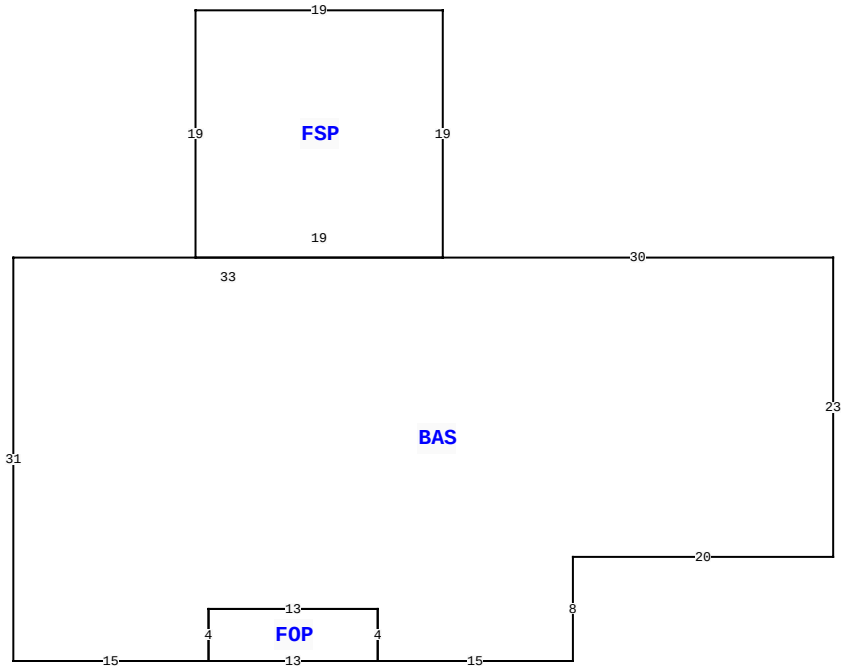
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100		1,741	145,226
FOP	52	30		16	1,335
FSP	361	40		144	12,012
TOTALS	2,154			1,901	158,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	111.1620	124.50	236,674	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2003 Heated Area: 1741 HX Base Yr 2003



170 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		158,572
TOTAL MARKET OB/XF VALUE		3,664
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		197,236
SOH/AGL Deduction		72,404
ASSESSED VALUE		124,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,110
TOTAL JUST VALUE		197,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2161	5/11/2012	WD	U	I	30	100
GRANTOR: DYAN LEIGH GREEN						
GRANTEE: CHRISTOPHER A GREEN						
1227/2268	1/05/2012	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (DYAN						
GRANTEE: CHRIS A GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N19 W19 S19 E19$ W33 S31 E15 FOP= E13 N4W13 S4$ N4 E13 S4 E15 N8 E20 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	110	1,760.00	UT	1.40	1.40	100	0	0	3	100	2,464	

LAND DESCRIPTION

TOTAL OB/XF 3,664

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 11/10/2025 BY SYS