LOT 42 EMERALD FOREST PHASE 2.
772-775, 788-447, 924-2122, WD 1

KREIENHEDER TRENTON MICHAEL/KREIENHEDER EMILY
188 SE EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-142

BUILDING CHARACTERISTICS

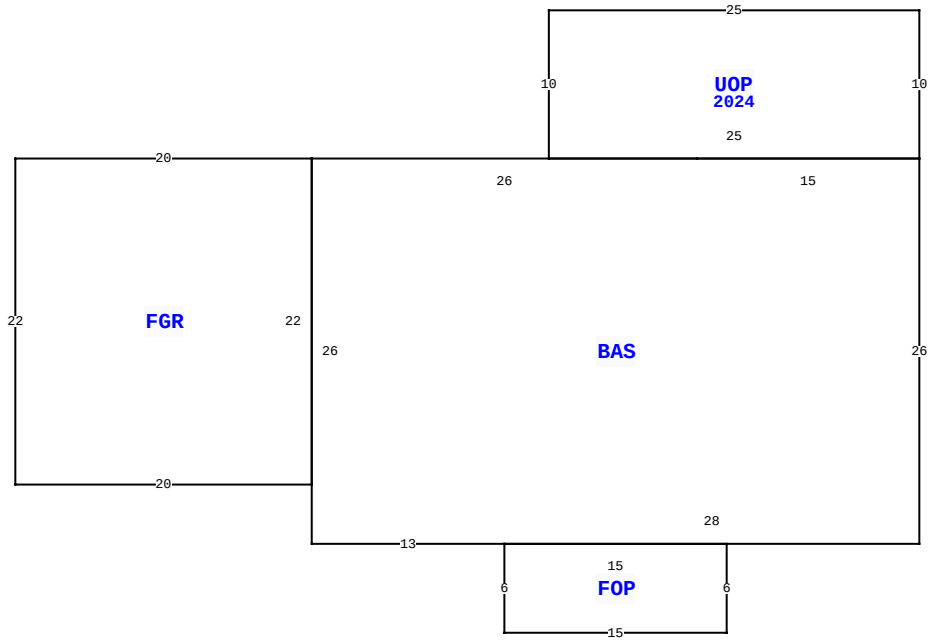
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,066	100		1,066	99,047
FGR	440	55		242	22,486
FOP	90	30		27	2,509
UOP	250	20	2024	50	4,646
TOTALS	1,846			1,385	128,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	122.0000	136.64	189,246	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2016 Heated Area: 1066 HX Base Yr 2016



188 SW EMERALD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,687
TOTAL MARKET OB/XF VALUE		5,964
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		169,651
SOH/AGL Deduction		61,208
ASSESSED VALUE		108,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,721
TOTAL JUST VALUE		169,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7012	SFR	25,000	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2504	4/08/2025	WD	Q	I	01	215,000
GRANTOR: BANNER JAMES KENT						
GRANTEE: KREIENHEDER TRENTON						
1297/2221	7/08/2015	WD	Q	I	01	92,200
GRANTOR: RICHARD BUCHANAN						
GRANTEE: JAMES KENT BANNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W26 S26 E13 E28 N26 $
FGR=[ORIG=-41,0] W20 S22 E20 N22 $
FOP=[ORIG=-28,26] S6 E15 N6 W15 $
UOP=[YR=2024;ORIG=-25,-10] E25 S10 W25 N10 $
.

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	1,088.00	UT	3.00	3.00	100	0	0	3	100	3,264	
2	0169	FENCE/WOOD	0	100	0	0	600.00	UT	7.50	7.50	60	1993	1993	3	60	2,700	

LAND DESCRIPTION

TOTAL OB/XF 5,964

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 07/21/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/10/2025 BY SYS