LOT 45 EMERALD FOREST PHASE 2.
764-912, DC 1120-2718, DC 1508-1

HOLT JOHN CHRISTOPHER
254 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

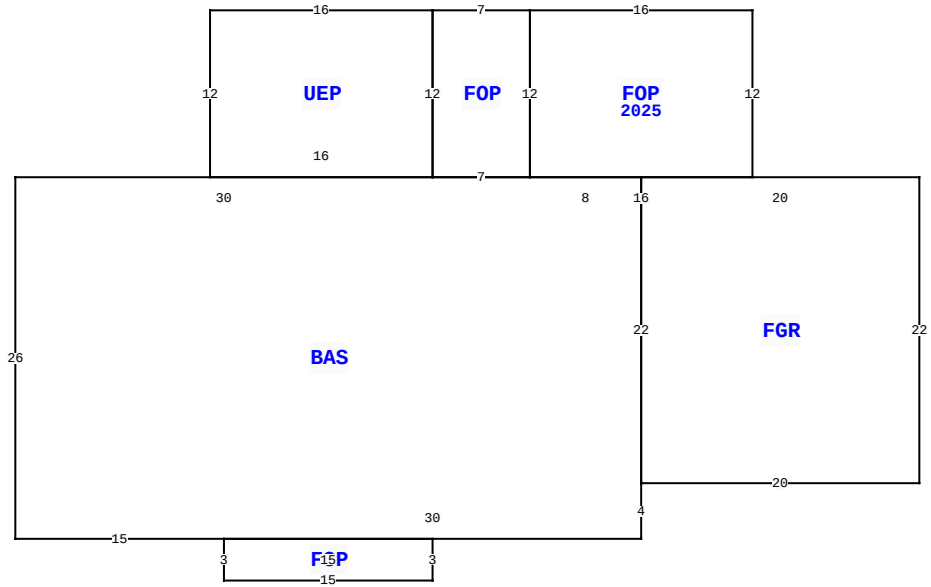
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,170	100		1,170	107,383
FGR	440	55		242	22,211
FOP	45	30		14	1,285
FOP	84	30		25	2,295
FOP	192	30	2025	58	5,324
UEP	192	60		115	10,555
TOTALS	2,123			1,624	149,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	126.0720	141.20	229,309	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1170 HX Base Yr



254 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	149,051
TOTAL MARKET OB/XF VALUE	2,769
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	186,820
SOH/AGL Deduction	0
ASSESSED VALUE	186,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,820
TOTAL JUST VALUE	186,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38209	MAINT/ALTR	0	06/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/374	7/01/2024	PR	U	I	19	235,000
GRANTOR: YOUNG DEBORAH AS PR F						
GRANTEE: HOLT JOHN CHRISTOPH						
1514/515	3/10/2020	LE	U	I	14	100
GRANTOR: FULLER ANNIE L						
GRANTEE: FULLER ANNIE L (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 W7 W30 S26 E15 E30 N4 N22 $
FGR=[ORIG=0,22] E20 N22 W20 S22 $
UEP=[ORIG=-15,0] N12 W16 S12 E16 $
FOP=[ORIG=-8,0] N12 W7 S12 E7 $
FOP=[ORIG=-30,26] S3 E15 N3 W15 $
FOP=[YR=2025;ORIG=-8,0] N12 E16 S12 W16 $
.

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	0	60	16	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	

LAND DESCRIPTION

TOTAL OB/XF 2,769

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	0		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 09/20/2024 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/10/2025 BY SYS