

LOT 46 EMERALD FOREST PHASE 2.
766-2143, PB 1454-76, PB 1462-21

SEARS ROSS JAY/SEARS SARA MAE
274 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-146



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	08	IRREGULAR 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	2.	2. 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	853	100		853	76,880
FGR	440	55		242	21,811
FOP	30	30		9	811
FSP	220	40		88	7,931
FUS	420	100		420	37,854
PTO	100	5		5	450

TOTALS	2,063			1,617	145,738
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	16	60		960.00	UT 1.40
2	0294	SHED WOOD/	0	100	8	10		80.00	UT 7.50
3	0120	CLFENCE 4	0	100	0	0		250.00	UT 4.50
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,617	123.8076	138.66	224,213	1992	1992	0	0	0	35.00
1 SINGLE FAM 100% - 2023 Heated Area: 1273 HX Base Yr 2023											

274 SW EMERALD ST, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	16	60		960.00	UT 1.40	100	0	0	3	100	1,344	
2	0294	SHED WOOD/	0	100	8	10		80.00	UT 7.50	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0		250.00	UT 4.50	100	1993	1993	3	100	1,125	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2009	2009	3	100	720	

TOTAL OB/XF										3,789									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										145,738									
TOTAL MARKET OB/XF VALUE										3,789									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										184,527									
SOH/AGL Deduction										46,482									
ASSESSED VALUE										138,045									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										87,323									
TOTAL JUST VALUE										184,527									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										184,527									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1538/744	4/14/2025	WD	Q	I	01	275,000	
GRANTOR: SAVO ALFREDO							
GRANTEE: SEARS ROSS JAY							
1477/2780	10/22/2022	WD	Q	I	01	230,000	
GRANTOR: TALBOTT HEATHER							
GRANTEE: SAVO ALFREDO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W19 FSP= N7 W6 PTO= N10 W10 S10 E10\$ W16 S10E22N3\$ S3W22S26 E15 FOP= E6 N5 W6 S5\$ N5 E6 FGR= S15 E20 N22 W20 S7\$ N7 E20 N17\$ PTR=N30 FUS= N20 W21 S20 E21\$ S30\$.									