

LOT 47 EMERALD FOREST PHASE 2.
767-717, 767-719, 769-1147, 947-

MONTEMURNO MATTHEW/MONTEMURNO MYRANDA LEEANN
292 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-147

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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	1,208	100		1,208	150,390
FGR	440	55		242	30,128
FSP	200	40		80	9,959
UOP	52	20		10	1,245
TOTALS	1,900			1,540	191,722

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,540 124.5420 139.49 214,815 1992 2015 0 0 0 10.75 89.25

1 SINGLE FAM 100% - 2023 Heated Area: 1208 HX Base Yr 2023

Site map showing property layout with areas labeled BAS, FGR, FSP, and UOP. Dimensions are provided for each area and the overall lot.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

292 SW EMERALD ST, LAKE CITY

EXTRA FEATURES										292 SW EMERALD ST, LAKE CITY										LAND DATE		04/03/2023		MLU							
										XF 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		18 60		1,080.00		UT		1.40		1.40		100		0		0		3		100		1,512			
2		0169		FENCE/WOOD		0 100		0 0		168.00		UT		7.50		7.50		100		1993		1993		3		100		1,260			
3		0294		SHED WOOD/		0 100		10 16		160.00		UT		7.50		7.50		100		1993		1993		3		100		1,200			
4		0120		CLFENCE 4		0 100		0 0		230.00		UT		6.50		6.50		100		2009		2009		3		100		1,495			

LAND DESCRIPTION										TOTAL OB/XF						5,467	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
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	
REVIEW DATE		11/09/2023		BY	BC	Total Acres: 0.51			Total Land Value: 35,000			Market: 0			Agricultural: 0		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				191,722	
TOTAL MARKET OB/XF VALUE				5,467	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				232,189	
SOH/AGL Deduction				9,789	
ASSESSED VALUE				222,400	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				171,678	
TOTAL JUST VALUE				232,189	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				234,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042552	Roof Replacement	12,125	08/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1688	12/19/2022	WD	Q	I	01	250,000
GRANTOR: PODLASZEWSKI EDWARD						
GRANTEE: MONTEMURNO MATTHEW						
1287/2292	12/30/2014	WD	U	I	12	100,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EDWARD & MARIA PODL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W10 FSP= N10 W20 S10 E20\$ W32 S30 E15 UOP= E13 N4W13 S4\$ N4 E13 S4 E14 N8 FGR= E20 N22 W20 S22\$ N22\$.														