LOT 48 EMERALD FOREST PHASE 2.

767-1712,

BROWN EDWIN H/BROWN KAREN
310 SW EMERALD STREET
LAKE CITY, FL 32024

2026

11-4S-16-02919-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

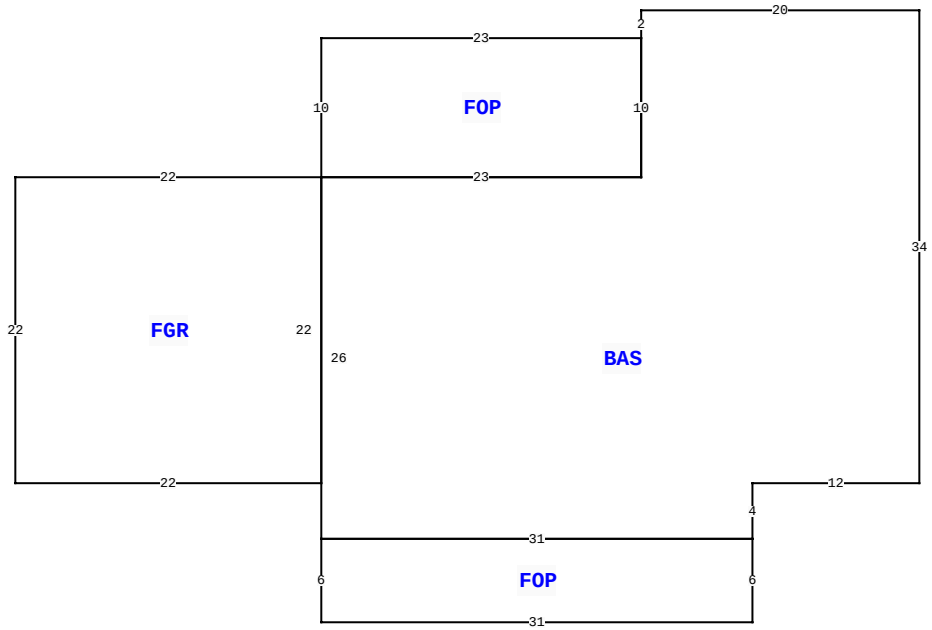
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,310	100		1,310	111,785
FGR	484	55		266	22,698
FOP	186	30		56	4,779
FOP	230	30		69	5,888
TOTALS	2,210			1,701	145,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	117.2160	131.28	223,307	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1310 HX Base Yr



310 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		145,150
TOTAL MARKET OB/XF VALUE		14,176
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,326
SOH/AGL Deduction		73,382
ASSESSED VALUE		120,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,222
TOTAL JUST VALUE		194,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22600	POOL	165	12/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0767/1712	11/18/1992	WD	Q	I		67,500

GRANTOR: RUSSELL NORTH CONST

GRANTEE: EDWIN H BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S2 FOP= W23 S10 E23 N10$ S10 W23 FGR= W22 S22E22 N22$ S26 FOP= S6 E31 N6 W31$ E31 N4 E12 N34$.

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	60	19	1,140.00	UT	1.40	1.40	100	0	0	3	100	1,596	
2	0280	POOL R/CON	0	100	12	27	324.00	UT	70.00	70.00	100	2005	2005	3	47	10,660	
3	0169	FENCE/WOOD	0	100	0	0	176.00	UT	7.50	7.50	100	2005	2005	3	100	1,320	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 14,176

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