

LOT 50 EMERALD FOREST S/D PHASE
943-1255, WD 1062-1295, WD 1089-

GNEWUCH JOANN
157 SW EDNA CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	1,765	100		1,765	204,941
FGR	506	55		278	32,279
FOP	77	30		23	2,671
FOP	197	30		59	6,851
TOTALS	2,545			2,125	246,741

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	1,112.00	UT	2.50	2.50
3	0140	CLFENCE 6	0	100	0	80.00	UT	8.50	8.50
4	0120	CLFENCE 4	0	100	0	300.00	UT	6.50	6.50

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,125	127.9950	143.35	304,619	2006	2006	0	0
1 SINGLE FAM 100% - 2007 Heated Area: 1765 HX Base Yr 2007									
157 SW EDNA CT, LAKE CITY									

157 SW EDNA CT, LAKE CITY										XF DATE		LAND DATE		04/03/2025	MLU
										INC DATE					
										AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000						
1,112.00	UT	2.50	2.50	100	2006	2006	3	100	2,780						
80.00	UT	8.50	8.50	100	2009	2009	3	100	680						
300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950						

TOTAL OB/XF									
7,410									
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

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					246,741				
TOTAL MARKET OB/XF VALUE					7,410				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					289,151				
SOH/AGL Deduction					102,816				
ASSESSED VALUE					186,335				
TOTAL EXEMPTION VALUE					HX HB DX WX 60,722				
BASE TAXABLE VALUE					125,613				
TOTAL JUST VALUE					289,151				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					292,198				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23883	SFR	549	11/22/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1502/2731	10/03/2023	LE	U	I	14	100			
GRANTOR: GNEWUCH GUSTAVE N (EN									
GRANTEE: GNEWUCH LAURA LEE (									
1089/1133	6/30/2006	WD	Q	I		232,900			
GRANTOR: SPARKS CONTRACTORS IN									
GRANTEE: GUSTAVE N & JOANN G									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N8 W28 S8 R3 U3 E6 D3 R3 E16\$ W16 L3 U3 W6 D3 L3 W15 S32 FGR= S22 E23 N22 W23\$ E23 FOP= S3 E11 N7 W11 S4\$ N4 E20 S6 E13 N34\$.									