LOT 51 EMERALD FOREST S/D
PHASE 3. ORB 785-1856,
CT 824-402, 825-1013,

WILLIAMS DIANNE H
177 SW EDNA CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-251

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

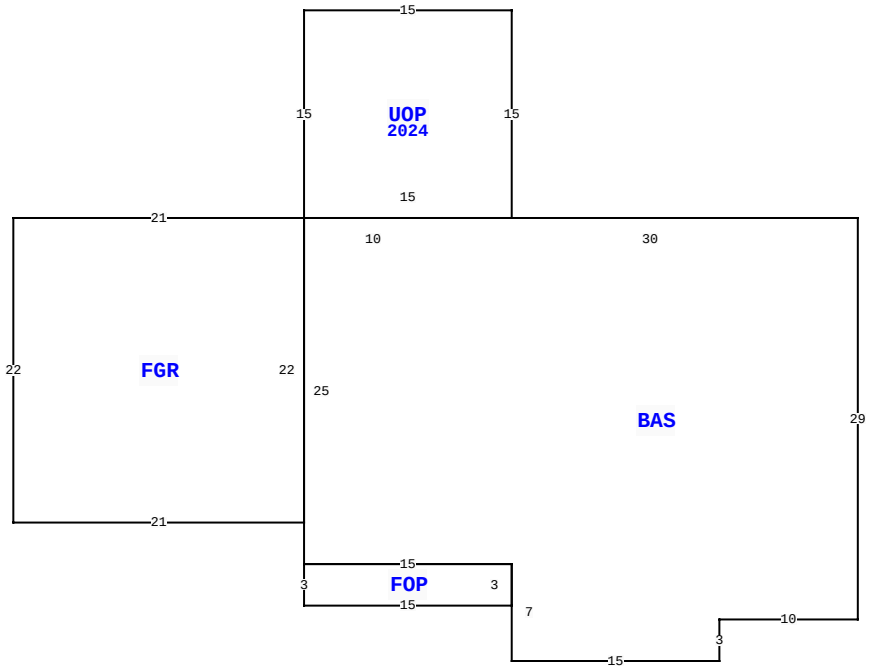
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,145	100		1,145	102,757
FGR	462	55		254	22,795
FOP	45	30		14	1,257
UOP	225	20	2024	45	4,038
TOTALS	1,877			1,458	130,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	120.1860	134.61	196,261	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 2000 Heated Area: 1145 HX Base Yr 2000



177 SW EDNA CT, 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		130,847
TOTAL MARKET OB/XF VALUE		4,883
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		170,730
SOH/AGL Deduction		61,628
ASSESSED VALUE		109,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,380
TOTAL JUST VALUE		170,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30843	MAINT/ALTR	30	03/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/0776	12/10/1999	WD	Q	I		73,500
GRANTOR: CRAUN						
GRANTEE: WILLIAMS						
0829/2343	10/08/1996	WD	U	I	11	63,500
GRANTOR: HUD						
GRANTEE: CRAUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W10 S25 E15 S7 E15 N3 E10 N29 $
FGR=[ORIG=-40,0] W21 S22 E21 N22 $
FOP=[ORIG=-40,25] S3 E15 N3 W15 $
UOP=[YR=2024;ORIG=-40,-15] E15 S15 W15 N15 $
.

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	0	0	1,122.00	UT	1.50	1.50	100	0	0	3	100	1,683	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,883

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: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS