LOT 55 EMERALD FOREST S/D PHASE
785-561, WD 1071-2087, CT 1239-1

FRAZIER HOLLY
1176 SE INGLEWOOD AVE
LAKE CITY, FL 32025

2026

11-4S-16-02919-255

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

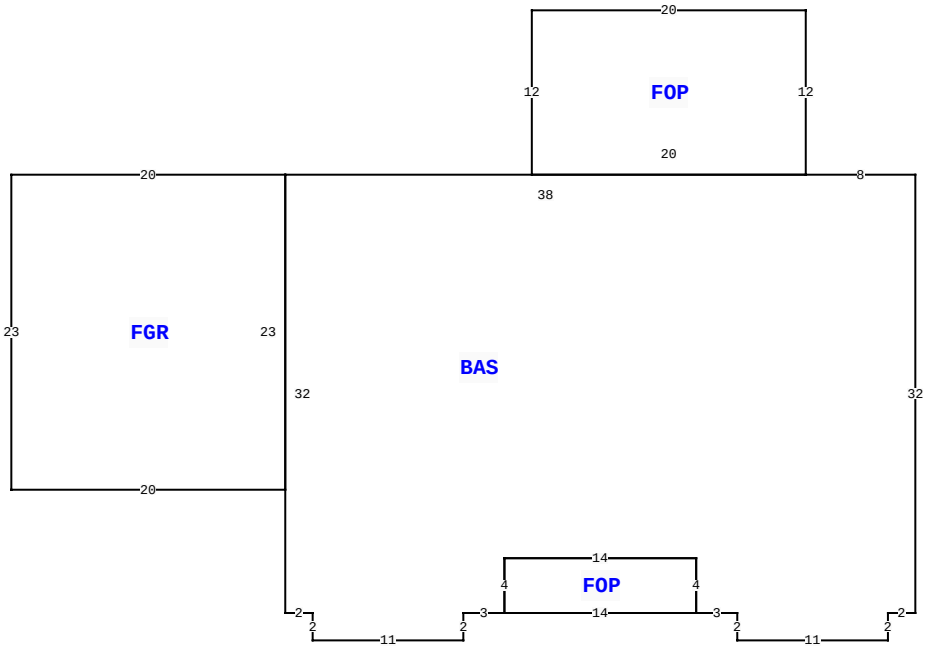
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,460	100		1,460	125,537
FGR	460	55		253	21,754
FOP	56	30		17	1,461
FOP	240	30		72	6,191
TOTALS	2,216			1,802	154,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	115.1500	128.97	232,404	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 0% - 2025 Heated Area: 1460 HX Base Yr



253 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	154,944
TOTAL MARKET OB/XF VALUE	3,990
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	193,934
SOH/AGL Deduction	0
ASSESSED VALUE	193,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,934
TOTAL JUST VALUE	193,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7839	SFR	43,000	11/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/2140	6/04/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BRUNE						
GRANTEE: FRAZIER HOLLY						
1253/1080	4/19/2013	WD	U	I	12	109,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: THOMAS K BRUNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N12 W20 S12 E20$ W38 FGR= W20 S23 E20 N23$ S32 E2 S2 E11 N2 E3 FOP= E14 N4 W14 S4$ N4 E14 S4 E3 S2 E11N2 E2 N32$.

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	0	0	0	1,760.00	UT	1.50	1.50	100	0	0	3	100	2,640	
2	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	100	1994	1994	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 3,990

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	0		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 11/18/2025 BY SYS