

LOT 60 EMERALD FOREST S/D PHASE
794-608, 794-610, LE 1470-29

BOWERS JIM G/BOWERS CARLA K
256 SW EDNA CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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

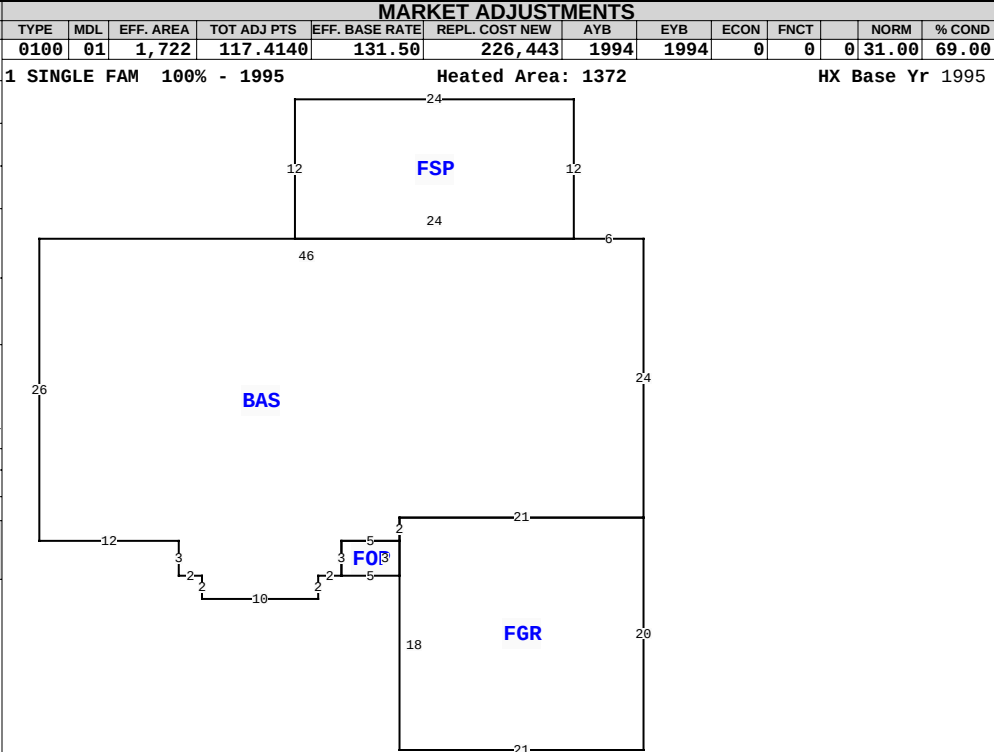
NEIGHBORHOOD/LOC	11416.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	124,488
FGR	420	55		231	20,960
FOP	15	30		4	363
FSP	288	40		115	10,435

TOTALS	2,095			1,722	156,246
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,406.00	UT	1.50
2	0280	POOL R/CON	0	100	13	27	351.00	UT	70.00
3	0282	POOL ENCL	0	100	24	36	864.00	UT	15.00
4	0080	DECKING	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
8	0030	BARN, MT	0	100	24	24	1.00	UT	8,640.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.50	100	0	0	3	100	2,109	
70.00	100	2004	2004	3	43	10,565	
15.00	100	2004	2004	3	40	5,184	
0.00	100	2009	2009	3	100	100	
0.00	100	2009	2009	3	100	1,400	
0.00	100	2019	2019	3	100	1,500	
0.00	100	2019	2019	3	100	1,500	
8,640.00	100	2024	2023		100	8,640	

TOTAL OB/XF									
30,998									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,246	
TOTAL MARKET OB/XF VALUE		30,998	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		222,244	
SOH/AGL Deduction		75,953	
ASSESSED VALUE		146,291	
TOTAL EXEMPTION VALUE		HX HB VX VP	
BASE TAXABLE VALUE		45,285	
TOTAL JUST VALUE		222,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22229	POOL	135	08/24/2004
8115	SFR	41,000	02/25/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1470/29	6/23/2022	LE	U	I	14
GRANTOR: BOWERS JIM G					
GRANTEE: BOWERS JIM G (ENH L					
0794/0610	8/10/1994	WD	Q	I	
GRANTOR: RUSSELL NORTH CONST					
GRANTEE: JIM G & CARLA K BOW					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W6 FSP= N12 W24 S12 E24\$ W46 S26 E12 S3 E2 S2 E10 N2 E2 FOP= E5 N3 W5 S3\$ N3 E5 FGR= S18 E21 N20 W21 S2\$ N2 E21 N24\$.									