LOT 65 EMERALD FOREST PH 3.
ORB 796-328, 809-914, PROB#
96-163-CP 830-808 THRU 811,

MARTINEZ VIVIAM
156 SW EDNA COURT
LAKE CITY, FL 32024-9283

2026

11-4S-16-02919-265

BUILDING CHARACTERISTICS

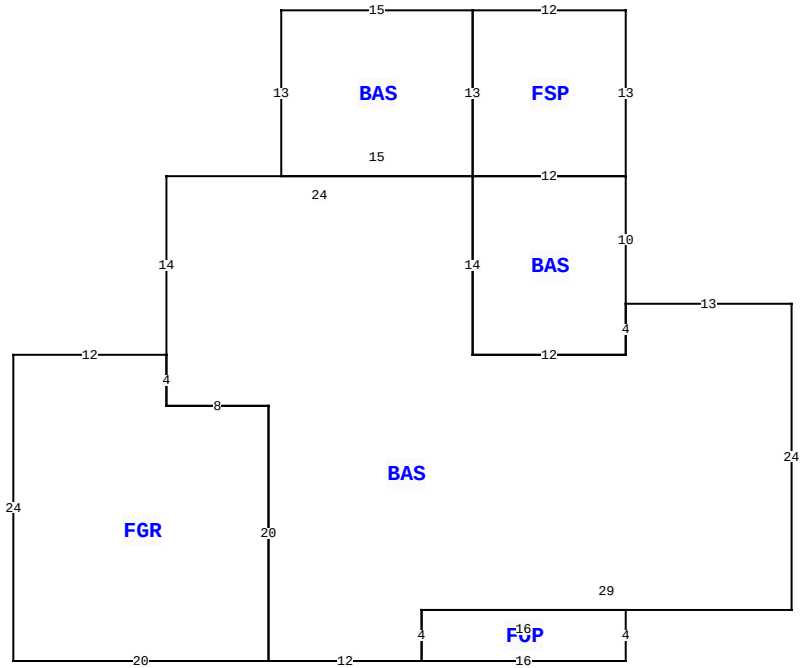
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	168	100		168	13,619
BAS	195	100		195	15,808
BAS	1,288	100		1,288	104,415
FGR	448	55		246	19,943
FOP	64	30		19	1,541
FSP	156	40		62	5,026
TOTALS	2,319			1,978	160,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	111.3560	124.72	246,696	1998	1998	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1651 HX Base Yr 1999



156 SW EDNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,352
TOTAL MARKET OB/XF VALUE		2,622
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		197,974
SOH/AGL Deduction		73,600
ASSESSED VALUE		124,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,652
TOTAL JUST VALUE		197,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047947	Roof Replacement	24,820	08/22/2023
28299	ADDN SFR	154	12/30/2009
14173	SFR	225	06/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/0772	6/08/1998	WD	Q	V		9,000
GRANTOR: HINKLEY						
GRANTEE: MARTINEZ						
0796/0328	9/27/1994	WD	U	V		9,500
GRANTOR: DDP CORP						
GRANTEE: GLORIA F HINKLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N10 W12 S14 E12 N4$ S4 W12 N14 FSP= E12 N13 W12 S13$ BAS= N13 W15 S13 E15$ W24 S14FGR= W12 S24 E20 N20 W8 N4$S4 E8 S20 E12 FOP= E16 N4 W16 S4$ N4 E29 N24$.

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	948.00	UT	1.50	1.50	100	1998	1998	3	100	1,422	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1998	1998	3	100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,622

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 KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/06/2025 BY SYS