LOT 72 EMERALD FOREST S/D PHASE
ORB 943-1255, 963-2635, WD 1115-

GANDHI CHETAN/GANDHI KRISHNA
273 SW STANLEY CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-272

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

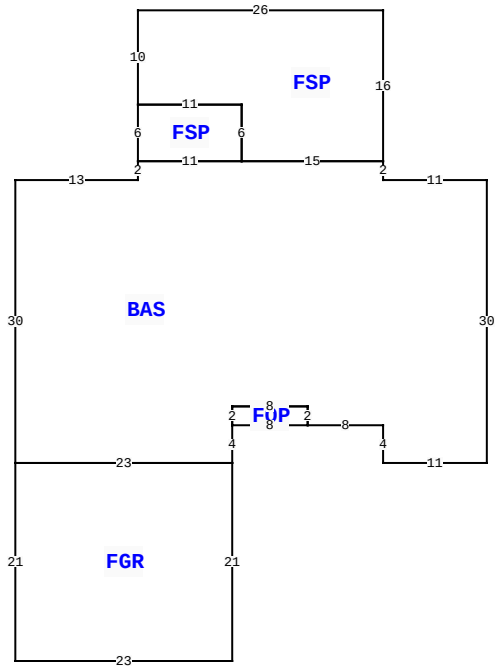
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,472	100		1,472	152,605
FGR	483	55		266	27,577
FOP	16	30		5	518
FSP	66	40		26	2,696
FSP	350	40		140	14,514
TOTALS	2,387			1,909	197,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	122.0373	136.68	260,922	2002	2002	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 2009 Heated Area: 1472 HX Base Yr 2009



273 SW STANLEY 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		197,909
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,881
SOH/AGL Deduction		81,284
ASSESSED VALUE		154,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,875
TOTAL JUST VALUE		235,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045669	Roof Replacement	13,742	10/12/2022
19188	SFR	295	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1115/0263	3/29/2007	WD	Q	I		190,000
GRANTOR: HEATHER M MAHONEY						
GRANTEE: CHETAN & KRISHNA HA						
0963/2635	10/02/2002	WD	Q	I		112,900
GRANTOR: CHRISTOPHER CURRY						
GRANTEE: HEATHER M MAHONEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 FSP= N16 W26 S10 E11 S6 E15$ W15 FSP= N6 W11 S6 E11$ W11 S2 W13 S30 FGR= S21 E23 N21 W23$ E23 N4 FOP= E8 N2 W8 S2$ N2 E8 S2 E8 S4 E11 N30$.

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	1,236.00	UT	2.00	2.00	100	2002	2002	3	100	2,472	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS