LOT 77 EMERALD FOREST S/D
PHASE 3. ORB 776-240, ORDER
1261-2198, PROB 1269-2143,

TOLIA AADESH
,

**2026**

**11-4S-16-02919-277**

## BUILDING CHARACTERISTICS

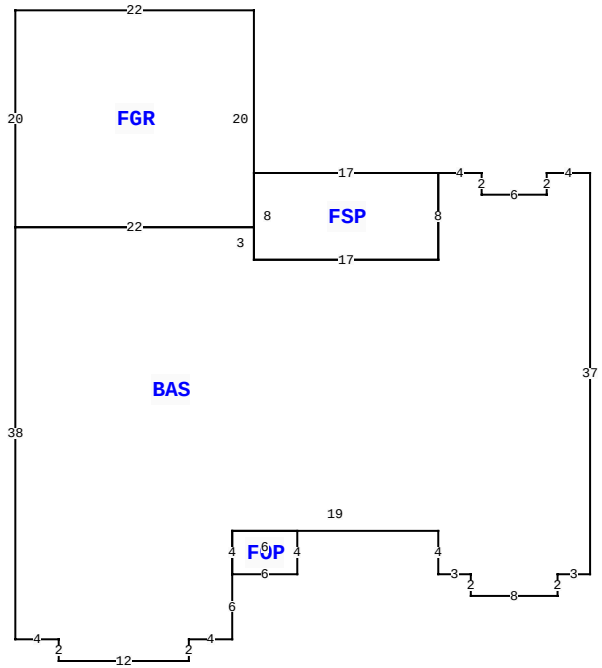
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 1,787 | 100 | | 1,787 | 156,406 |
| FGR | 440 | 55 | | 242 | 21,181 |
| FOP | 24 | 30 | | 7 | 613 |
| FSP | 136 | 40 | | 54 | 4,726 |
| TOTALS | 2,387 | | | 2,090 | 182,926 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,090 | 117.2160 | 131.28 | 274,375 | 1994 | 1994 | 0 | 0 | 0 | 33.33 | 66.67 |

1 SINGLE FAM 0% - 2023 Heated Area: 1787 HX Base Yr




236 SW STANLEY CT, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 182,926 |
| TOTAL MARKET OB/XF VALUE | 4,178 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 222,104 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 222,104 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 222,104 |
| TOTAL JUST VALUE | 222,104 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 225,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045401 | Roof Replacement | 18,000 | 09/09/2022 |
| 7840 | SFR | 56,000 | 11/30/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1322/2789 | 9/29/2016 | WD | Q | I | 01 | 135,800 |
| GRANTOR: FELIPE J ESTEVEZ, BIS | | | | | | |
| GRANTEE: AADESH TOLIA | | | | | | |
| 1311/1383 | 3/17/2016 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (MATIL | | | | | | |
| GRANTEE: KATHLEEN VERCHICK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 S2 W6 N2 W4 FSP= W17S8 E17 N8$ S8 W17 N3 FGR= N20 W22 S20 E22$ W22 S38 E4 S2E12 N2 E4 N6 FOP= E6 N4 W6 S4$ N4 E19 S4 E3 S2 E8 N2 E3 N37$.

## 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 | 1,985.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 2,978 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,178

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