LOT 6 BLOCK A LAKEWOOD ESTATES
S/D UNIT II REPLAT.

DAVIS WOODROW SHANE
293 NW EMPORIA GLEN
LAKE CITY, FL 32055

2026

23-3S-16-02272-156

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

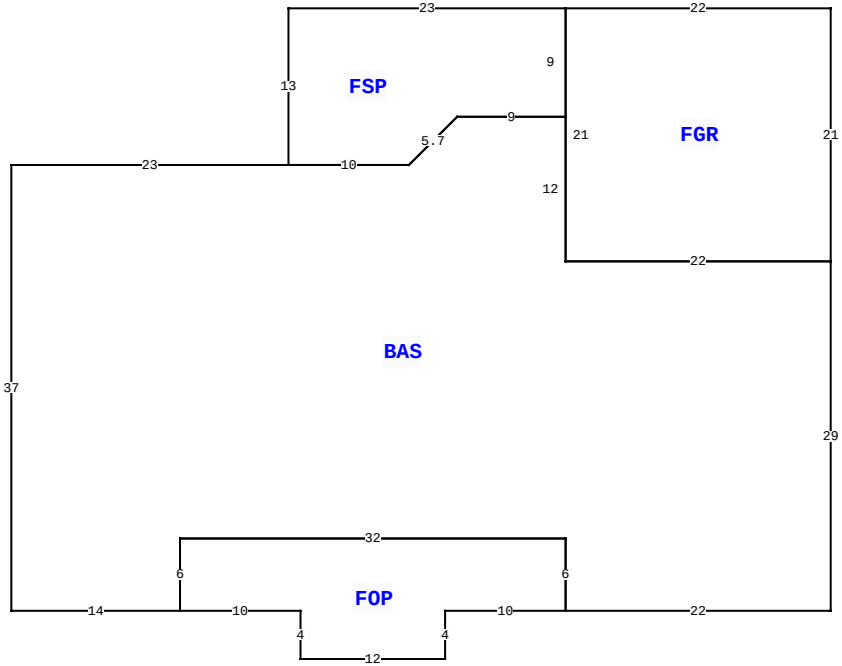
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100		2,192	232,253
FGR	462	55		254	26,912
FOP	240	30		72	7,629
FSP	255	40		102	10,807
TOTALS	3,149			2,620	277,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,620	127.2040	142.47	373,271	2000	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2019 Heated Area: 2192 HX Base Yr 2019



293 NW EMPORIA GLN, 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		277,602
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		316,034
SOH/AGL Deduction		90,208
ASSESSED VALUE		225,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,104
TOTAL JUST VALUE		316,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048942	Electrical Servic	0	01/03/2024
000044865	Roof Replacement	15,000	07/01/2022
15183	SFR	405	03/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1361/2191	6/04/2018	WD	Q	I	01	227,500
GRANTOR: BRUCE & LANETTE NEAL						
GRANTEE: WOODROW SHANE DAVIS						
1023/2393	8/13/2004	WD	Q	I		157,500
GRANTOR: WIDENER						
GRANTEE: BRUCE & LANETTE NEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S37 E14 FOP= E10 S4 E12 N4 E10 N6 W32 S6$ N6 E32 S6 E22 N29 FGR= N21 W22 S21 E22$ W22 N12 FSP= N9 W23 S13 E10 U4 R4 E9$ W9 L4 D4 W10$.

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	2,288.00	UT	1.50	1.50	100	2000	2000	3	100	3,432	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.33 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS