LOT 4 EMERALD LAKES S/D.
913-937, WD 983-1251, DC 1046-11

HORNE ELIZABETH P
PO BOX 1645
LAKE CITY, FL 32056

2025

28-3S-16-02372-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

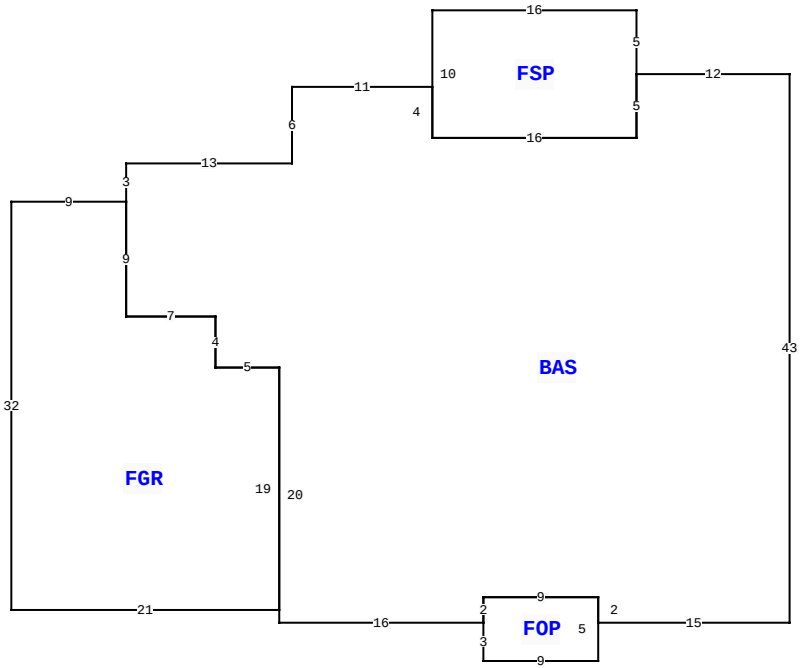
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	189,090
FGR	544	55		299	31,978
FOP	45	30		14	1,497
FSP	160	40		64	6,845
TOTALS	2,517			2,145	229,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	126.8685	142.09	304,783	2001	2001	0	0	0	24.73	75.27

1 SINGLE FAM – 100% - 2023 Heated Area: 1768 HX Base Yr 2023



176 NW WINDING PL, 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		229,410
TOTAL MARKET OB/XF VALUE		12,824
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,234
SOH/AGL Deduction		78,333
ASSESSED VALUE		198,901
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		143,179
TOTAL JUST VALUE		277,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044329	Roof Replacement	20,110	05/02/2022
17619	SFR	319	11/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/2356	2/11/2022	LE	U	I	14	0
GRANTOR: HORNE ELIZABETH P						
GRANTEE: HORNE LEO G						
1458/1588	2/04/2022	WD	Q	I	01	269,000
GRANTOR: HUDSON MARTY L						
GRANTEE: HORNE ELIZABETH P						

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	1,556.00	UT	1.50	1.50	100	2001	2001	3	100	2,334	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	75	2001	2001	3	75	750	
3	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	75	2001	2001	3	75	240	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
5	0214	GRN HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N5 W16 S10 E16 N5$ S5 W16 N4 W11 S6 W13 S3 FGR= W9 S32 E21 N19 W5 N4 W7 N9$ S9 E7 S4 E5 S20 E16 FOP= S3 E9 N5 W9 S2$ N2 E9 S2 E15 N43$.

LAND DESCRIPTION

TOTAL OB/XF 12,824

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 03/09/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/25/2025 BY SYS