LOT 10 EMERALD LAKES S/D.

813-1931, WD 1305-2703, PB 1379-

JOHNSON CAROLYN ROSSIN
PO BOX 2861
LAKE CITY, FL 32056

2026

28-3S-16-02372-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

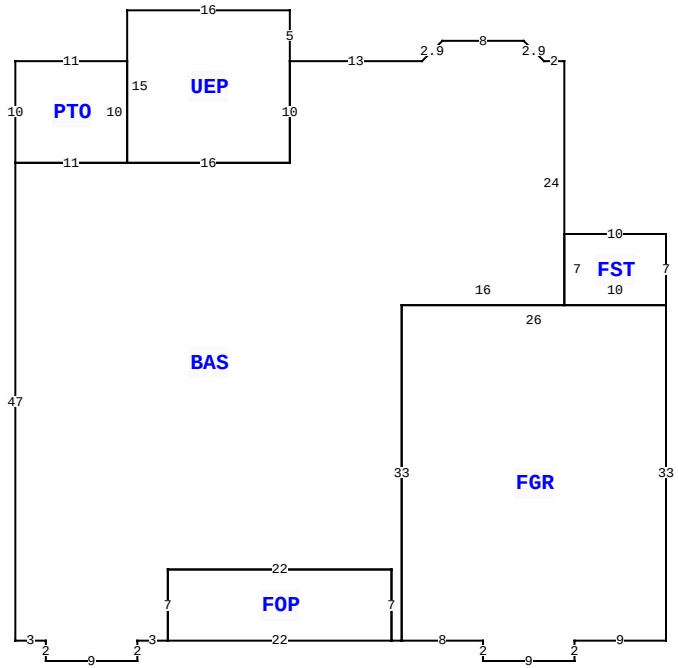
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	2,164	100		2,164	215,424
FGR	876	55		482	47,983
FOP	154	30		46	4,580
FST	70	55		38	3,783
PTO	110	5		6	597
UEP	240	60		144	14,335
TOTALS	3,614			2,880	286,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	125.1910	140.21	403,805	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2020 Heated Area: 2164 HX Base Yr 2020



521 NW EMERALD LAKES DR, 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		286,702
TOTAL MARKET OB/XF VALUE		3,466
TOTAL LAND VALUE - MARKET		39,375
TOTAL MARKET VALUE		329,543
SOH/AGL Deduction		271,920
ASSESSED VALUE		57,623
TOTAL EXEMPTION VALUE	HX HB	32,623
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		329,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10491	SFR	370	11/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0933	7/12/2019	WD	Q	I	01	225,000
GRANTOR: CATHERINE ALLEYNE & E						
GRANTEE: CAROLYN ROSSIN JOHN						
1383/0382	4/18/2019	QC	U	I	30	100
GRANTOR: CATHERINE KAISER						
GRANTEE: ROBERT J KAISER & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 L2 D2 W13 UEP= N5 W16 S15 E16 N10$ S10 W16 PTO= N10 W11 S10 E11$ W11 S47E3 S2 E9 N2 E3 FOP= E22 N7 W22 S7$ N7 E22 S7 E1 FGR= E8 S2 E9 N2 E9 N33 W26 S33$ N33 E16 FST= E10 N7 W10 S7$ N24 W2 U2 L2 $.

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	1,827.00	UT	1.35	1.35	100	1996	1996	3	100	2,466	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,466

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	1.13	35,000.00	39,375.00	39,375							

REVIEW DATE 09/05/2018 BY KR Total Acres: 1.06 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 11/19/2025 BY SYS