LOT 12 EMERALD LAKES S/D

799-1606, 799-1608, 907-600,602,

DUNN WALTER S/DUNN BONNIE J
483 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

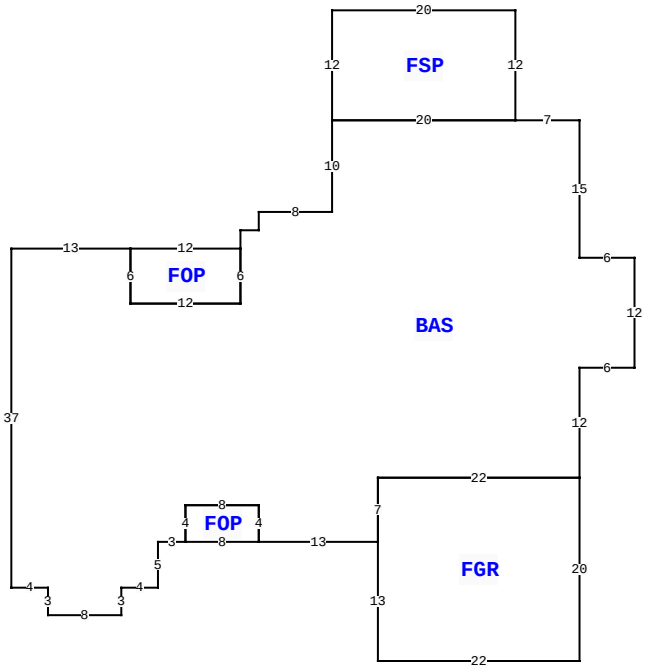
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	199,611
FGR	440	55		242	20,857
FOP	32	30		10	862
FOP	72	30		22	1,896
FSP	240	40		96	8,274
TOTALS	3,100			2,686	231,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	111.5240	124.91	335,508	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2002 Heated Area: 2316 HX Base Yr 2002



483 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		231,501
TOTAL MARKET OB/XF VALUE		4,006
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		274,007
SOH/AGL Deduction		100,037
ASSESSED VALUE		173,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,248
TOTAL JUST VALUE		274,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054403	Remodel	22,639	11/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0907/0602	7/19/2000	WD	Q	I		132,000
GRANTOR: RELOCATION MGT CO INC						
GRANTEE: WALTER & BONNIE DUN						
0907/0600	7/19/2000	WD	Q	I		132,000
GRANTOR: RIVERA'S						
GRANTEE: RELOCATION MGT CO I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N12 W20 S12 E20$ W20 S10 W8 S2 W2 S2 FOP= W12 S6 E12 N6$ S6 W12 N6 W13 S37 E4 S3 E8 N3 E4 N5 E3 FOP= E8 N4 W8 S4$ N4 E8 S4 E13 FGR= S13 E22 N20 W22 S7$ N7 E22 N12 E6 N12 W6 N15$.

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	1,660.00	UT	1.50	1.50	100	0	0	3	100	2,490	
2	0120	CLFENCE 4	0	100	0	0	390.00	UT	4.50	4.50	75	1994	1994	3	75	1,316	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,006

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 08/18/2020 BY KR Total Acres: 0.71 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/19/2025 BY SYS