LOT 13 EMERALD LAKES S/D.
790-859, 813-980.

KENDRICK LARRY D/KENDRICK PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

2025

28-3S-16-02372-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

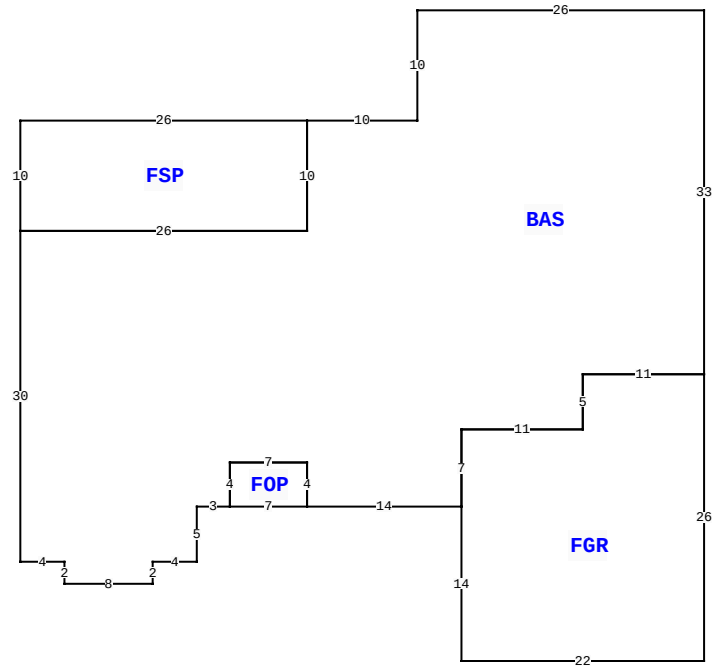
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100		2,029	185,130
FGR	517	55		284	25,913
FOP	28	30		8	730
FSP	260	40		104	9,489
TOTALS	2,834			2,425	221,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,425	114.7410	128.51	311,637	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 0 Heated Area: 2029 HX Base Yr



453 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	221,262
TOTAL MARKET OB/XF VALUE	25,110
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	284,872
SOH/AGL Deduction	13,854
ASSESSED VALUE	271,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,018
TOTAL JUST VALUE	284,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044299	Remodel	6,618	04/27/2022
37724	MAINT/ALTR	85	02/07/2019
11444	POOL	140	07/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0813/0980	11/09/1995	WD	Q	I		115,900
GRANTOR: RUSSELL & JEAN NORTH						
GRANTEE: LARRY & PEGGY KENDR						
0790/0859	5/16/1994	WD	Q	V		16,500
GRANTOR: DDP CORP						
GRANTEE: JOHN RUSSELL & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S10 W10 FSP= W26 S10 E26 N10$ S10 W26 S30 E4 S2E8 N2 E4 N5 E3 FOP= E7 N4 W7 S4$ N4 E7 S4 E14 FGR= S14 E22N26 W11 S5 W11 S7$ N7 E11 N5 E11 N33$.

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	1,643.00	UT	1.50	1.50	100	1995	1995	3	100	2,465	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	0	0	0	806.00	UT	1.50	1.50	100	1996	1996	3	100	1,209	
5	0282	POOL ENCL	0	0	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	

LAND DESCRIPTION

TOTAL OB/XF 25,110

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 03/04/2019 BY DF Total Acres: 0.84 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/29/2025 BY SYS