LOT 40 EMERALD LAKES PHASE 2.

944-1618, 955-211, WD 1048-2964,

DAY JOSIAH/SHAW EMILY
183 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-240

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

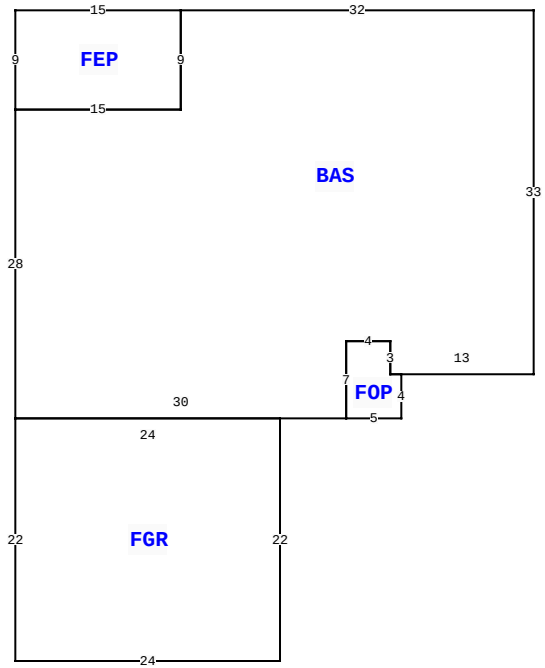
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
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	1,524	100		1,524	172,972
FEP	135	80		108	12,258
FGR	528	55		290	32,915
FOP	32	30		10	1,135
TOTALS	2,219			1,932	219,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	132.6087	148.52	286,941	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2024 Heated Area: 1524 HX Base Yr 2024



183 NW CROWN JEWEL 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		219,280
TOTAL MARKET OB/XF VALUE		4,288
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,568
SOH/AGL Deduction		0
ASSESSED VALUE		258,568
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		202,846
TOTAL JUST VALUE		258,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042796	Roof Replacement	7,000	09/21/2021
19730	SFR	271	07/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2640	10/14/2021	WD	Q	I	01	231,000
GRANTOR: EDWARDS EMMA L						
GRANTEE: DAY JOSIAH						
1399/2538	11/22/2019	WD	Q	I	01	170,000
GRANTOR: MARC PETTIT						
GRANTEE: EMMA L EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FEP= W15 S9 E15 N9$ S9 W15 S28 FGR= S22 E24 N22 W24$ E30 FOP= E5 N4 W1 N3 W4 S7$ N7 E4 S3 E13 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	100	0	0	2,144.00	UT	2.00	2.00	100	2002	2002	3	100	4,288	

LAND DESCRIPTION

TOTAL OB/XF 4,288

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/26/2022 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/14/2025 BY SYS