LOT 41 EMERALD LAKES PHASE 2.

819-2081, 822-2148

ROBERTSON BURTON E/ROBERTSON ALISON E
173 NW CROWN JEWELL GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-241

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

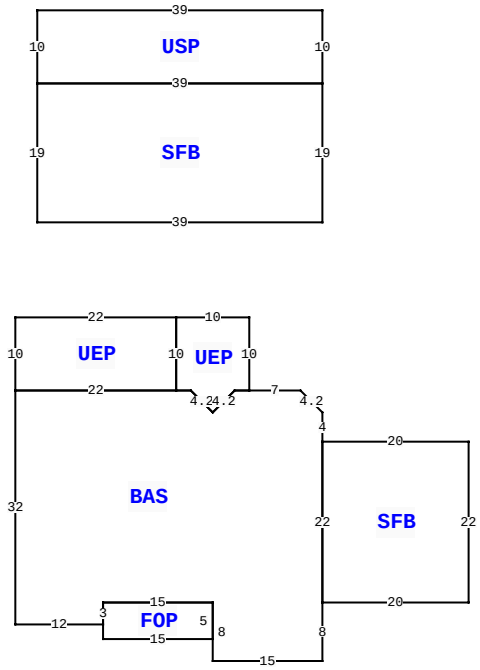
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,361	100		1,361	126,765
FOP	75	30		22	2,049
SFB	440	80		352	32,786
SFB	741	80		593	55,233
UEP	109	60		65	6,054
UEP	220	60		132	12,294
USP	390	35		136	12,667
TOTALS	3,336			2,661	247,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	119.5698	133.92	356,361	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 1997 Heated Area: 2542 HX Base Yr 1997



173 NW CROWN JEWELL 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		247,849
TOTAL MARKET OB/XF VALUE		26,922
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,771
SOH/AGL Deduction		146,061
ASSESSED VALUE		163,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,988
TOTAL JUST VALUE		309,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40980	REMODEL		12/07/2020
33008	ADDN SFR	256	05/26/2015
18446	GARAGE	55	06/26/2001
10888	SFR	230	03/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0822/2148	5/30/1996	WD	U	I	32	77,000
GRANTOR: BILL BLACKWELL CONST						
GRANTEE: ROBERTSON						
0819/2081	4/02/1996	WD	Q	V		13,500
GRANTOR: DDP CORP						
GRANTEE: BILL BLACKWELL CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N4 U3L3 W7 W2 D3L3 U3L3 W2 W22 S32 E12 N3 E15 S8 E15 N8 N22 $
SFB=[ORIG=0,-30] N19 W39 S19 E39 $
SFB=[ORIG=0,22] E20 N22 W20 S22 $
USP=[ORIG=0,-49] N10 W39 S10 E39 $
UEP=[ORIG=-20,-7] N10 W22 S10 E22 $
UEP=[ORIG=-10,-7] N10 W10 S10 E2 D3R3 U3R3 E2 $
FOP=[ORIG=-30,25] S2 E15 N5 W15 S3 $
.

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	2,191.00	UT	1.50	1.50	100	1996	1996	3	100	3,287	
2	0120	CLFENCE 4	0	100	0	0	469.00	UT	2.50	2.50	100	1996	1996	3	100	1,173	
3	0166	CONC,PAVMT	0	100	0	0	413.00	UT	1.50	1.50	100	2001	2001	3	100	620	
4	0210	GARAGE U	0	100	22	24	1.00	UT	0.00	0.00	100	2001	2001	3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
7	0282	POOL ENCL	0	100	36	31	1,116.00	UT	15.00	15.00	100	2017	2017	3	57	9,542	

LAND DESCRIPTION

TOTAL OB/XF 26,922

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 02/11/2021 BY BC Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/14/2025 BY SYS