

LOT 42 EMERALD LAKES PHASE 2.
806-493, 839-76, 852-2068, DC 92

HOLM EDWIN D/HOLM LORINDA J
161 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-242



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC	28316.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100		1,722	180,817
FGR	528	55		290	30,451
FOP	210	30		63	6,615
FSP	91	40		36	3,780
PTO	130	5		6	630
TOTALS	2,681			2,117	222,293

EXTRA FEATURES					
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L N	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			1,780.00	UT	1.50				2,670	
2	0120	CLFENCE 4	0	100	0	0			368.00	UT	4.50				1,242	
3	0170	FPLC 2STRY	0	100	0	0			1.00	UT	2,750.00				2,750	
4	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				700	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00

REVIEW DATE	09/04/2018	BY	KR
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MARKET ADJUSTMENTS

TYPE: 0100 MDL: 01 EFF. AREA: 2,117 TOT ADJ PTS: 134.1267 EFF. BASE RATE: 150.22 REPL. COST NEW: 318,016 AYB: 1997 EYB: 1997 ECON: 0 FNCT: 0 NORM: 0 30.10 % COND: 69.90

1 SINGLE FAM 100% - 2023 Heated Area: 1722 HX Base Yr 2023

Site map showing property layout with areas labeled BAS, FGR, FOP, FSP, PTO, and FGR. Dimensions are provided for various sections.

161 NW CROWN JEWEL GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
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	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															
7,362															

Total Acres: 0.50	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,293	
TOTAL MARKET OB/XF VALUE		7,362	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		264,655	
SOH/AGL Deduction		8,467	
ASSESSED VALUE		256,188	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		205,466	
TOTAL JUST VALUE		264,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12486	SFR	255	05/06/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1465/2647	5/03/2022	WD	Q	I	01	300,000	
GRANTOR: HAZELWOOD ETHEL M							
GRANTEE: HOLM EDWIN D							
0852/2068	1/30/1998	WD	Q	I		106,000	
GRANTOR: D A & LARRY LONES							
GRANTEE: JULIAN & ETHEL HAZE							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W11 FGR= N22 W24 S22 E24\$ W24 PTO= N10 W13 S10 E13\$ W3 FSP= W13 S7 E13 N7\$ S7 W13 L4 D4 S3 D4 R4 S17 FOP= S6 E3\$ N6 W35\$ E51 N35\$.															