LOT 44 EMERALD LAKES PHASE 2.

801-2085, 839-64, 877-2226, DC 1

SAATHOFF SHARON L
137 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-244

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

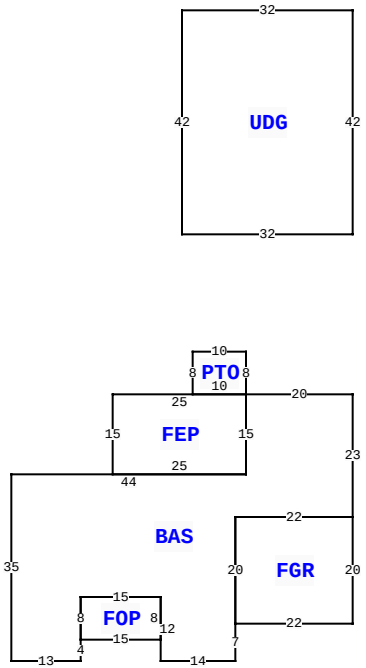
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,766	100		1,766	159,427
FEP	375	80		300	27,083
FGR	440	55		242	21,847
FOP	120	30		36	3,250
PTO	80	5		4	361
UDG	1,344	55		739	66,714
TOTALS	4,125			3,087	278,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	115.3152	129.15	398,686	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2000 Heated Area: 1766 HX Base Yr 2000



137 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		278,682
TOTAL MARKET OB/XF VALUE		3,648
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,330
SOH/AGL Deduction		122,249
ASSESSED VALUE		195,081
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		139,359
TOTAL JUST VALUE		317,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051825	Generator	0	12/13/2024
16237	STORAGE	100	11/04/1999
12487	SFR	260	05/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/807	6/10/2024	LE	U	I	14	100
GRANTOR: SAATHOFF SHARON L						
GRANTEE: SAATHOFF SHARON L (						
1492/1905	6/12/2023	LE	U	I	14	0
GRANTOR: SAATHOFF SHARON L						
GRANTEE: SAATHOFF SHARON L (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N8 W10 S8 E10$ FEP= W25 S15 E25 N15$ S15 W44 S35 E13 N4 FOP= E15 N8 W15 S8$ N8 E15 S12 E14 N7 FGR= E22 N20 W22S20$ N20 E22 N23$ PTR= N30 UDG= N42 W32 S42 E32$ S30$.

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	672.00	UT	1.50	1.50	100	1997	1997	3	100	1,008	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0166	CONC,PAVMT	0	100	32	30	960.00	UT	1.50	1.50	100	1999	1999	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,648

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 09/04/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/14/2025 BY SYS