

LOT 46 EMERALD LAKES PHASE 2.
807-1416,1418, 858-488, DC 922-1

STALEY MICHAEL R
164 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-246



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	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/	

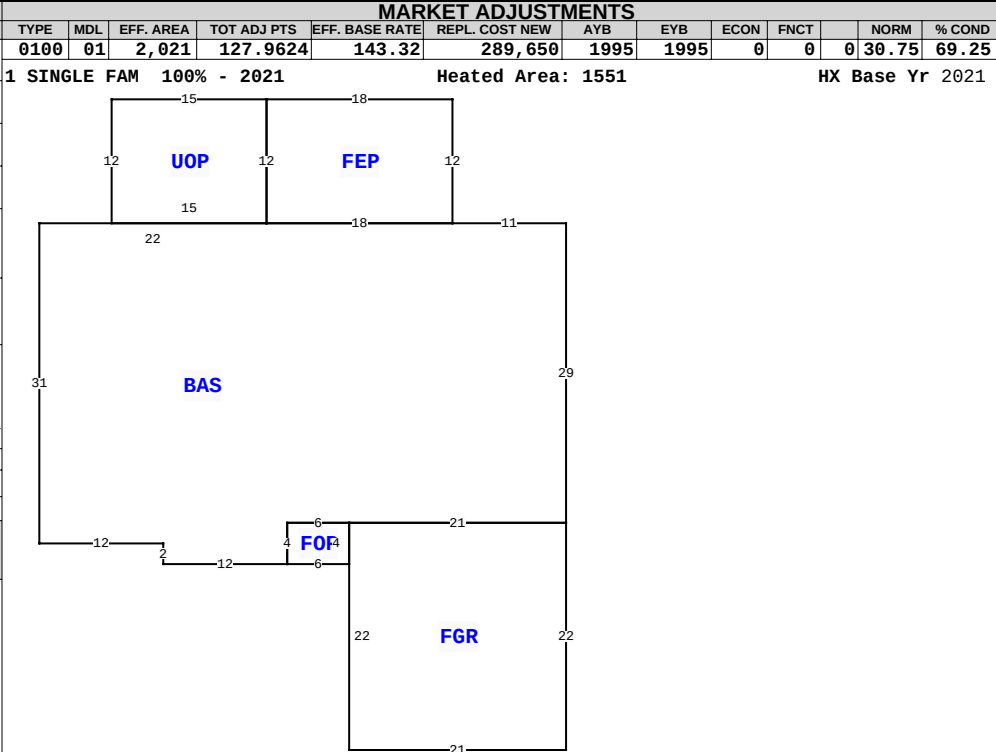
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100		1,551	153,935
FEP	216	80		173	17,170
FGR	462	55		254	25,209
FOP	24	30		7	695
UOP	180	20		36	3,573

TOTALS	2,433			2,021	200,583
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	14	32	448.00	UT	5.00	5.00
2	0297	SHED CONCR	0 100	12	23	276.00	UT	10.00	10.00
3	0060	CARPORT F	0 100	14	32	448.00	UT	5.00	5.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE 09/04/2018 BY KR



164 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	14	32	448.00	UT	5.00	5.00	100	1995	1995	3	100	2,240	
2	0297	SHED CONCR	0 100	12	23	276.00	UT	10.00	10.00	100	1995	1995	3	100	2,760	
3	0060	CARPORT F	0 100	14	32	448.00	UT	5.00	5.00	100	2007	2007	3	100	2,240	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

TOTAL OB/XF										8,040						
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	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	35,000.00

Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		200,583			
TOTAL MARKET OB/XF VALUE		8,040			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		243,623			
SOH/AGL Deduction		73,532			
ASSESSED VALUE		170,091			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		119,369			
TOTAL JUST VALUE		243,623			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		246,577			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10042	SFR	250	08/08/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1416/0882	7/30/2020	WD	Q	I	01
GRANTOR: DANIEL G SHEETS JR &					
GRANTEE: MICHAEL R STALEY					
1363/0820	6/14/2018	WD	Q	I	01
GRANTOR: JONATHAN M & CARMEN M					
GRANTEE: DANIEL G JR & AMY M					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W11 FEP= N12 W18 S12 E18\$ W18 UOP= N12 W15 S12 E15\$ W22 S31 E12 S2 E12 FOP= E6 N4 W6 S4\$ N4 E6 FGR= S22 E21N22 W21\$ E21 N29\$.									

PRINTED 10/14/2025 BY SYS