LOT 48 EMERALD LAKES PHASE 2.

984-1818.

DAVIS JOHN R/DAVIS MELISSA L
114 NW EMERALD LAKES DR
LAKE CITY, FL 32025

2026

28-3S-16-02372-248

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

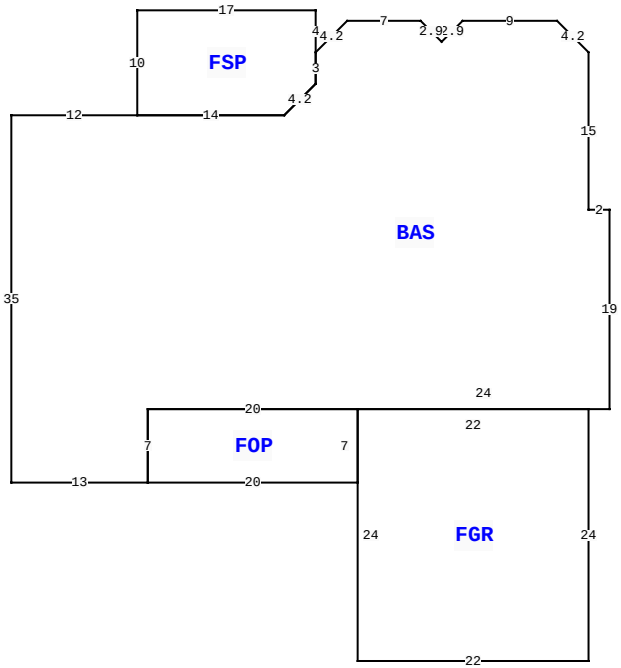
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,895	100		1,895	201,124
FGR	528	55		290	30,779
FOP	140	30		42	4,457
FSP	166	40		66	7,005
TOTALS	2,729			2,293	243,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,293	124.1163	139.01	318,750	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 100% - 2004 Heated Area: 1895 HX Base Yr 2004



114 NW EMERALD LAKES DR, 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		243,366
TOTAL MARKET OB/XF VALUE		4,696
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		274,312
SOH/AGL Deduction		101,837
ASSESSED VALUE		172,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,753
TOTAL JUST VALUE		274,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044321	Roof Replacement	20,000	04/29/2022
20907	SFR	331	07/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0984/1818	5/29/2003	WD	Q	V		17,500

GRANTOR: D D P CORP

GRANTEE: JOHN R & MELISSA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 D2 L2 L2 U2 W7 D3 L3 FSP= N4 W17 S10 E14 R3 U3 N3$ S3 D3 L3 W14 W12 S35 E13 FOP= E20 N7 W20 S7$ N7 E20 FGR= S24 E22 N24 W22 $ E24 N19 W2 N15 L3 U3 $.

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	1,548.00	UT	2.00	2.00	100	2003	2003	3	100	3,096	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,696

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	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 07/27/2022 BY JS Total Acres: 0.50 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 10/13/2025 BY SYS