

LOT 51 EMERALD LAKES PHASE 2.
808-746-48, PB 1175-2592, LE 134

TERRY ROSE M
149 NW EMERALD LAKES DR
LAKE CITY, FL 32055-5053

2026

28-3S-16-02372-251

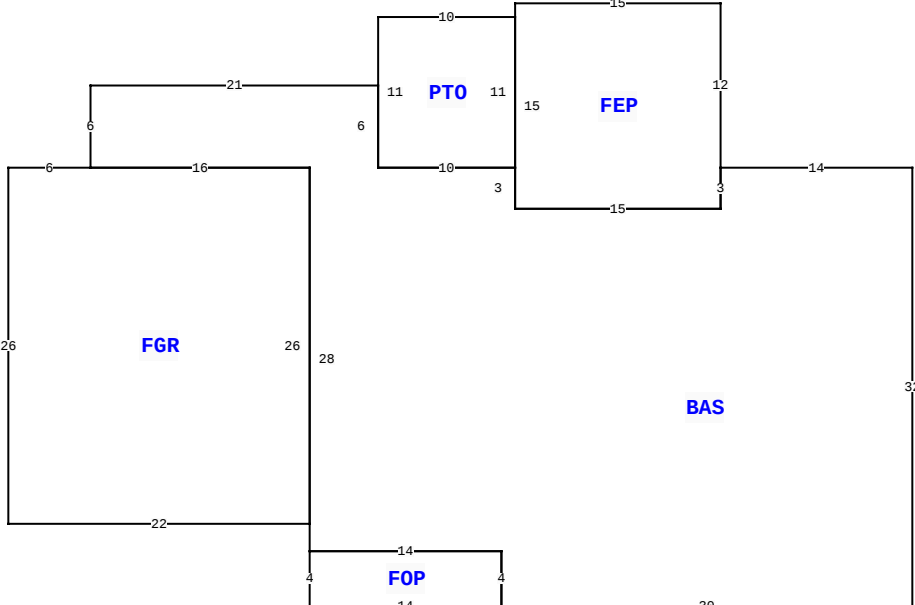
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
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	1,433	100		1,433	138,338
FEP	225	80		180	17,377
FGR	572	55		315	30,409
FOP	56	30		17	1,641
PTO	110	5		6	579
TOTALS	2,396			1,951	188,343

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,517.00	UT	1.20
2	0297	SHED CONCR	0	100	12	16	192.00	UT	10.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,951	123.1366	137.91	269,062	1995	1995	0	0	0	30.00
1 SINGLE FAM 100% - 1996 Heated Area: 1433 HX Base Yr 1996											
											
149 NW EMERALD LAKES DR, LAKE CITY											

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

TOTAL OB/XF									
4,260									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,343	
TOTAL MARKET OB/XF VALUE		4,260	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		227,603	
SOH/AGL Deduction		92,520	
ASSESSED VALUE		135,083	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		84,361	
TOTAL JUST VALUE		227,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10045	SFR	235	08/08/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1347/1326	11/03/2017	LE	U	I	14
GRANTOR: ROSE M TERRY (LIFE ES)					
GRANTEE: MICHAEL SWEAT & MAR					
0808/0748	7/20/1995	WD	Q	I	
GRANTOR: RUSSELL NORTH CONST					
GRANTEE: BILLY G & ROSE M TE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 FEP= N12 W15 S15 E15 N3\$ S3 W15 N3 PTO= N11 W10 S11 E10\$ W10 N6 W21 S6 FGR= W6 S26 E22 N26 W16\$ E16 S28 FOP= S4 E14 N4 W14\$ E14 S4 E30 N32\$.									