LOT 52 EMERALD LAKES PHASE 2.

927-732, 955-1043, WD 993-757, W

MCINTOSH MATTHEW R/MCINTOSH NIKKI
165 NW EMERALD LAKE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-252

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

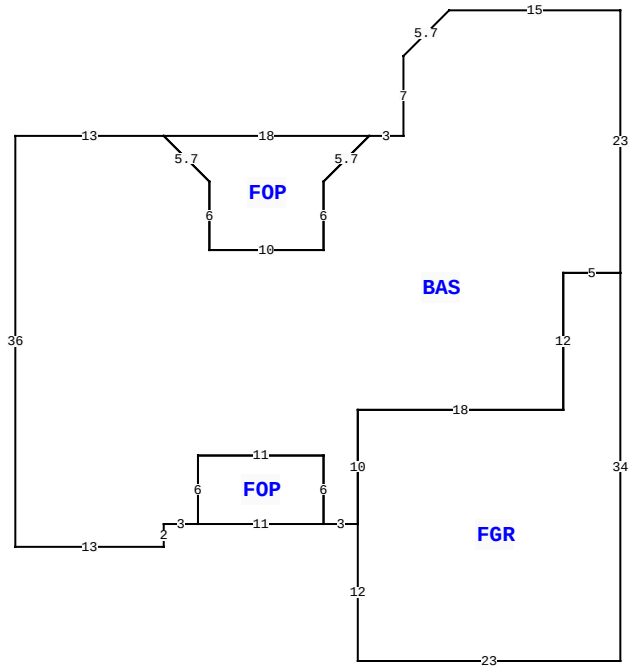
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,557	100		1,557	158,507
FGR	566	55		311	31,661
FOP	66	30		20	2,036
FOP	116	30		35	3,563
TOTALS	2,305			1,923	195,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	121.5176	136.10	261,720	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2020 Heated Area: 1557 HX Base Yr 2020



165 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		195,767
TOTAL MARKET OB/XF VALUE		4,986
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,753
SOH/AGL Deduction		78,357
ASSESSED VALUE		157,396
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,674
TOTAL JUST VALUE		235,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18305	SFR	292	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1238	4/09/2019	WD	Q	I	01	167,700
GRANTOR: RODNEY E RAHT & ETAL						
GRANTEE: MATTHEW R & NIKKI M						
1271/2482	3/31/2014	LE	U	I	14	100
GRANTOR: HUBERT C & GERTRUDE M						
GRANTEE: RENAE L RATH ETAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 L4 D4 S7 W3 FOP= W18 D4 R4 S6 E10 N6 R4 U4 $ D4 L4 S6 W10 N6 L4 U4 W13 S36 E13 N2 E3 FOP= E11 N6 W11 S6$ N6 E11 S6 E3 FGR= S12 E23 N34 W5 S12 W18 S10$ N10 E18 N12 E5 N23$.

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	1,924.00	UT	1.50	1.50	100	2001	2001	3	100	2,886	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,986

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 03/09/2023 BY KS Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/13/2025 BY SYS