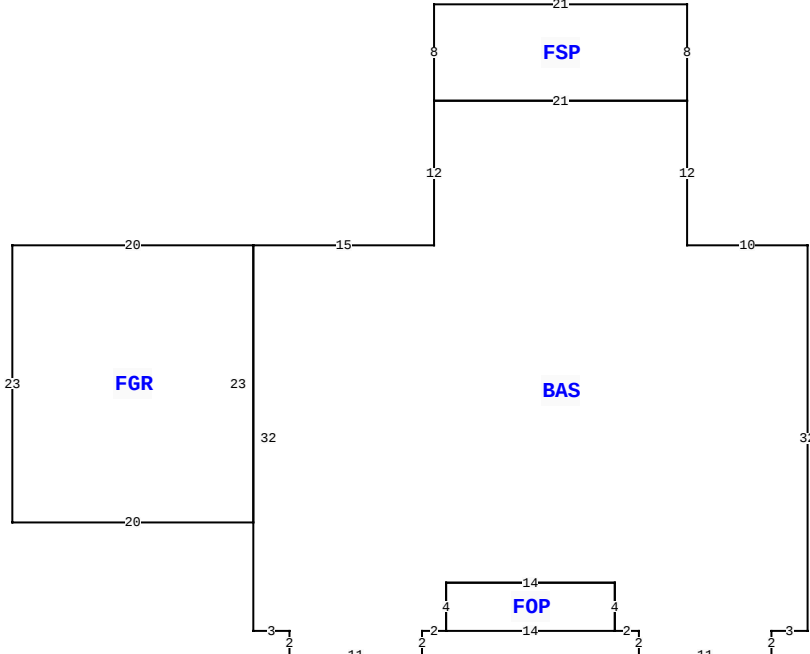


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	19	COMMON BRK 100		0100	01	2,049	120.5820	135.05	276,717	1995	1995	0	0	0	30.00	70.00	VALUATION BY												
Roof Structur	08	IRREGULAR 100		1 SINGLE FAM 100% - 1996													Tax Group: 2												
Roof Cover	03	COMP SHNGL 100		Heated Area: 1712													Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												
Interior Floo	14	CARPET 80															TOTAL MARKET OB/XF VALUE												
Interior Floo	06	VINYL ASB 20															TOTAL LAND VALUE - MARKET												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												
Bedrooms	3	100															ASSESSED VALUE												
Bathrooms	2	100															TOTAL EXEMPTION VALUE												
Frame	01	NONE 100															BASE TAXABLE VALUE												
Stories	1.	1. 100															TOTAL JUST VALUE												
Architectual	05	CONV 100															NCON VALUE												
Units	0	100		INCOME VALUE																									
Condition Adj	03	03 100		PREVIOUS YEAR MKT VALUE																									
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	1,712	100		1,712	161,844																								
FGR	460	55		253	23,918																								
FOP	56	30		17	1,607																								
FSP	168	40		67	6,334																								
TOTALS	2,396			2,049	193,702																								
EXTRA FEATURES						283 NW EMERALD LAKES DR, LAKE CITY										BLD DATE				LGL DATE				04/03/2025		MLU			
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
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	0	0	1,759.00	UT	1.20	1.20	100	1995	1995	3	100	2,111														
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800														