LOT 72 EMERALD LAKES PHASE 2.

819-1801,1803, WD 1510-458,

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRING RD
LAKE CITY, FL 32055

2026

28-3S-16-02372-272

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

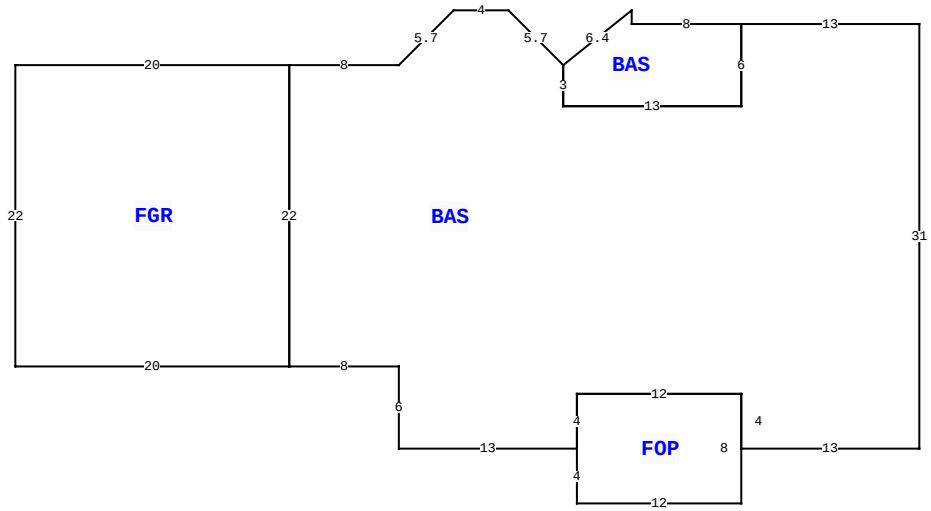
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	73	100		73	8,996
BAS	1,224	100		1,224	150,833
FGR	440	55		242	29,822
FOP	96	30		29	3,574
TOTALS	1,833			1,568	193,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	131.1849	146.93	230,386	1996	2010	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 2025 Heated Area: 1297 HX Base Yr



193 NW LAKESIDE CT, 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	193,225
TOTAL MARKET OB/XF VALUE	2,729
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	230,954
SOH/AGL Deduction	0
ASSESSED VALUE	230,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,954
TOTAL JUST VALUE	230,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042967	Roof Replacement	7,500	10/15/2021
11029	SFR	230	04/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/458	3/07/2024	WD	Q	I	01	259,300
GRANTOR: SPAGNOLA STEPHANIE LY						
GRANTEE: 4B LAND & PROPERTIE						
0819/1803	3/29/1996	WD	U	I	32	78,400
GRANTOR: DON REED						
GRANTEE: STEPHANIE L DUPREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= W8 N1 L5 D4 S3 E13 N6$ S6 W13 N3 U4 L4 W4 L4 D4 W8 FGR= W20 S22 E20 N22$ S22 E8 S6 E13 FOP= S4 E12 N8 W12 S4$ N4 E12 S4 E13 N31$.

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	0	0	0	1,619.00	UT	1.50	1.50	100	1996	1996	3	100	2,429	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	75	1996	1996	3	75	300	

LAND DESCRIPTION

TOTAL OB/XF 2,729

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	0		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 03/14/2024 BY TP Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS