LOT 73 EMERALD LAKES PHASE 2.

905-2205, 922-1604, WD 1059-656,

SNOW APRIL MICHELLE
192 NW LAKESIDE CT
LAKE CITY, FL 32055-5068

2026

28-3S-16-02372-273

BUILDING CHARACTERISTICS

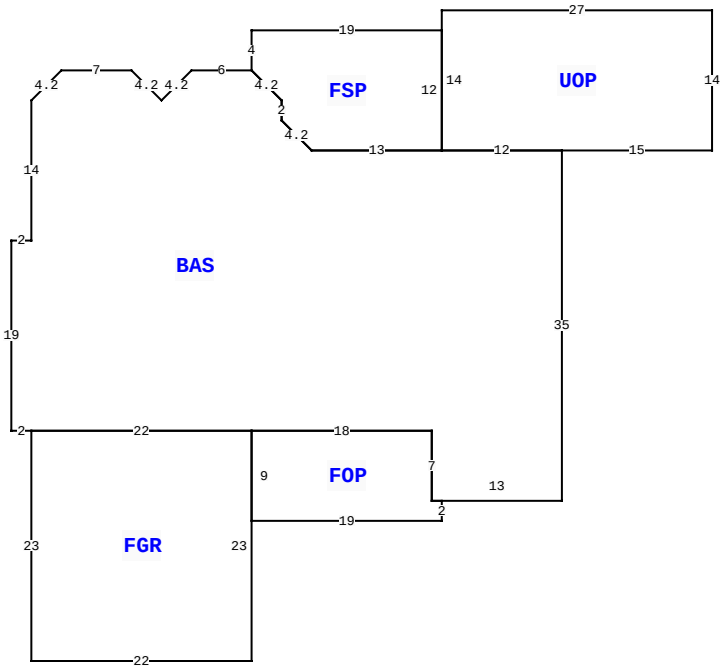
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	1,800	100		1,800	177,525
FGR	506	55		278	27,418
FOP	164	30		49	4,833
FSP	204	40		82	8,087
UOP	378	20		76	7,496
TOTALS	3,052			2,285	225,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	117.4140	131.50	300,478	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 1800 HX Base Yr 2017



192 NW LAKESIDE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,358
TOTAL MARKET OB/XF VALUE		4,446
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		282,304
SOH/AGL Deduction		105,286
ASSESSED VALUE		177,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,296
TOTAL JUST VALUE		282,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17083	SFR	290	06/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0252	5/25/2016	QC	U	I	11	138,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: APRIL MICHELLE SNOW						
1314/1653	4/05/2016	WD	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W19 S4 D3 R3 S2 D3 R3 E13$ W13 L3 U3 N2 L3 U3 W6 L3 D3 U3 L3 W7 L3 D3 S14 W2 S19 E2 FGR= S23 E22 N23 W22$ E22 FOP= S9 E19 N2 W1 N7 W18$ E18 S7 E13 N35$ UOP= E15 N14 W27 S14 E12$.

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	1,476.00	UT	2.50	2.50	100	2000	2000	3	100	3,690	
2	0169	FENCE/WOOD	0	100	0	0	56.00	UT	13.50	13.50	100	2007	2007	3	100	756	

LAND DESCRIPTION

TOTAL OB/XF 4,446

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 09/04/2018 BY KR Total Acres: 1.10 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 10/10/2025 BY SYS