LOT 97 EMERALD LAKES PHASE 3.
814-1147, 868-750, 979-24, LE 14

SOLORZANO-PALLAIS RONALD J
590 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-397

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

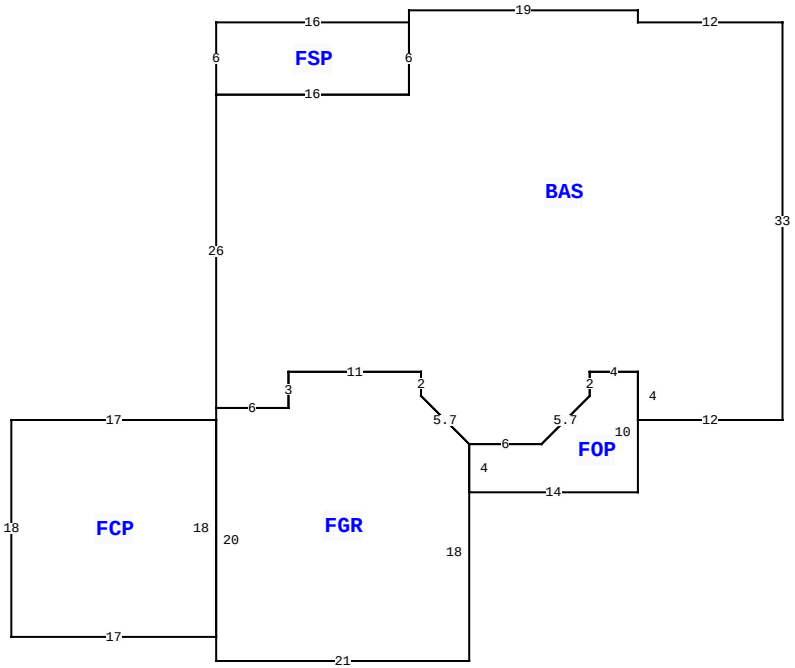
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	1,420	100		1,420	143,788
FCP	306	25		76	7,696
FGR	470	55		258	26,125
FOP	88	30		26	2,633
FSP	96	40		38	3,848
TOTALS	2,380			1,818	184,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	125.4792	140.54	255,502	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2004 Heated Area: 1420 HX Base Yr 2004



590 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		184,089
TOTAL MARKET OB/XF VALUE		6,315
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,404
SOH/AGL Deduction		75,046
ASSESSED VALUE		150,358
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		94,636
TOTAL JUST VALUE		225,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14703	SFR	240	11/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1723	12/05/2023	LE	U	I	14	0
GRANTOR: SOLORZANO-PALLAIS RON						
GRANTEE: SOLORZANO-PALLAIS R						
1490/2085	5/16/2023	LE	U	I	14	100
GRANTOR: SOLORZANO-PALLAIS RON						
GRANTEE: SOLORZANO-PALLAIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N1 W19 S1 FSP= W16 S6 E16 N6$ S6 W16 S26 FGR= S1 FCP= W17 S18 E17 N18$ S20 E21 N18 L4 U4 N2W11 S3 W6$ E6 N3 E11 S2 D4 R4 FOP= S4 E14 N10 W4 S2 L4 D4 W6$ E6 U4 R4 N2 E4 S4 E12 N33$.

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	2,860.00	UT	1.50	1.50	100	1999	1999	3	100	4,290	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	75	1999	1999	3	75	1,350	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	75	1999	1999	3	75	675	

LAND DESCRIPTION

TOTAL OB/XF 6,315

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/30/2018 BY KR Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS