

LOT 20 ARBOR GREENE AT EMERALD L
945-190, 956-2557.

GROSSKOPF ROY E/GROSSKOPF MARGARET
655 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-520



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	2,129	100		2,129	199,463
FGR	529	55		291	27,264
FOP	32	30		10	937
FOP	208	30		62	5,809
TOTALS	2,898			2,492	233,472

EXTRA FEATURES					
----------------	--	--	--	--	--

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			1,473.00	UT	2.00				2,946	
2	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00				600	
3	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				400	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,492	111.1320	124.47	310,179	2002	2002	0	0	24.73	75.27

1 SINGLE FAM 100% - 2003

Heated Area: 2129

HX Base Yr 2003

Site map showing property layout with areas labeled BAS, FOP, and FGR. Dimensions are provided for each area and the overall lot.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,472	
TOTAL MARKET OB/XF VALUE		3,946	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		272,418	
SOH/AGL Deduction		98,124	
ASSESSED VALUE		174,294	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		123,572	
TOTAL JUST VALUE		272,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19232	SFR	354	02/15/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0956/2557	6/28/2002	WD	Q	I		147,900	
GRANTOR: FRANK & BRYAN ZECHER							
GRANTEE: ROY E & MARGARET GR							
0945/0190	1/17/2002	WD	Q	V		19,500	
GRANTOR: D D P CORP							
GRANTEE: FRANK & BRYAN ZECHE							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS= W14 FOP= N10 W21 S8 D2 R2 E19\$ W19 L2 U2 W9 D2 L2 W16 S34 FGR= S23 E23 N23 W23\$ E31 FOP= S3 E8 N3 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E14 S1 E7 N1 E4 N34\$.															