



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	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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
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NEIGHBORHOOD/LOC	28316.050	1.00/
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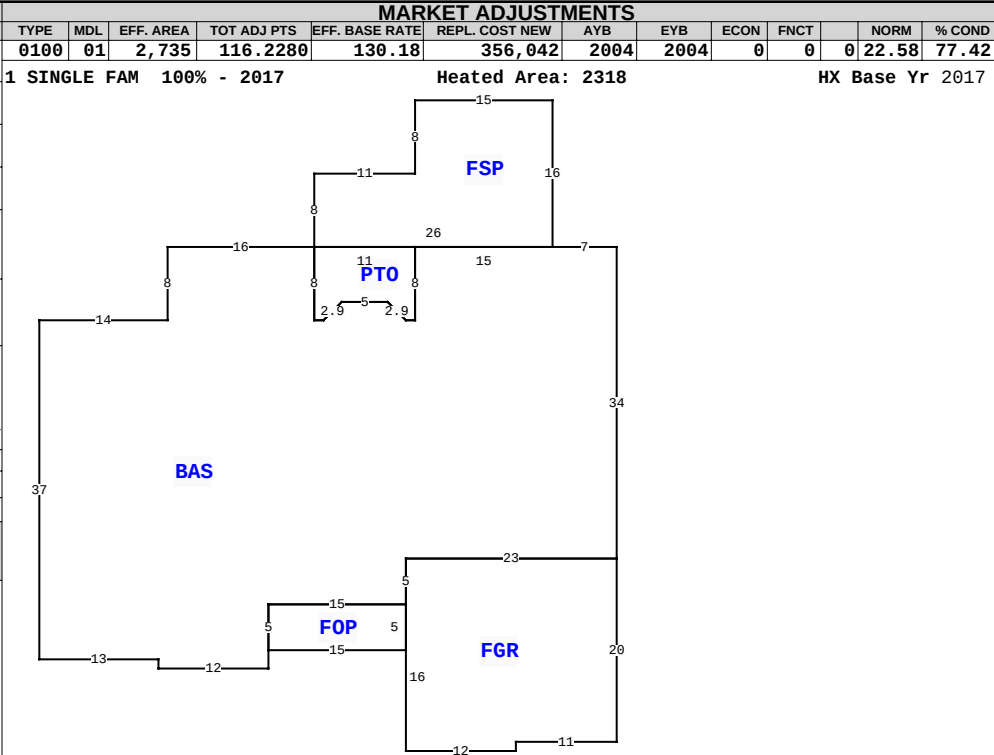
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100		2,318	233,620
FGR	472	55		260	26,204
FOP	75	30		22	2,217
FSP	328	40		131	13,203
PTO	74	5		4	403

TOTALS	3,267			2,735	275,648
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	12	24	288.00	UT	5.00	5.00
2	0166	CONC, PAVMT	0 100	0	0	1,928.00	UT	2.00	2.00
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
4	0060	CARPORT F	0 100	14	35	490.00	UT	3.50	3.50
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
7	0264	PRCH, FSP	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	04/12/2019	BY	DF
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678 NW EMERALD LAKES DR, LAKE CITY

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		275,648	
TOTAL MARKET OB/XF VALUE		10,011	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		320,659	
SOH/AGL Deduction		112,082	
ASSESSED VALUE		208,577	
TOTAL EXEMPTION VALUE		HX HB SX	100,722
BASE TAXABLE VALUE		107,855	
TOTAL JUST VALUE		320,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37782	MAINT/ALTR	169	02/22/2019
21185	SFR	389	10/21/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1811	11/30/2016	WD	Q	I	01	218,000
GRANTOR: ARTHUR J & BEBE D MCQ						
GRANTEE: MCCLELLAN C DYE & S						
1313/2650	4/26/2016	WD	U	I	37	145,000
GRANTOR: JOHN D MELUM SR						
GRANTEE: ARTHUR J & BEBE D M						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W7 FSP= N16 W15 S8 W11 S8 E26\$ W15 PTO= W11 S8 E1 R2 U2 E5 D2 R2 E1 N8\$ S8 W1 L2 U2 W5 D2 L2 W1 N8 W16 S8 W14 S37 E13 S1 E12 N2 FOP= E15 N5 W15 S5\$ N5 E15 FGR= S16 E12 N1 E11 N20W23 S5\$ N5 E23 N34\$.									

TOTAL OB/XF 10,011

Total Acres: 0.52 Total Land Value: 35,000

Market: 0

Agricultural: 0

Common: 35,000

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