

LOT 10 ARBOR GREENE AT EMERALD L
WD 1021-76, WD 1042-477, WD 1111

ULLOA LOTHAR/ULLOA KELLI
860 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-610

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

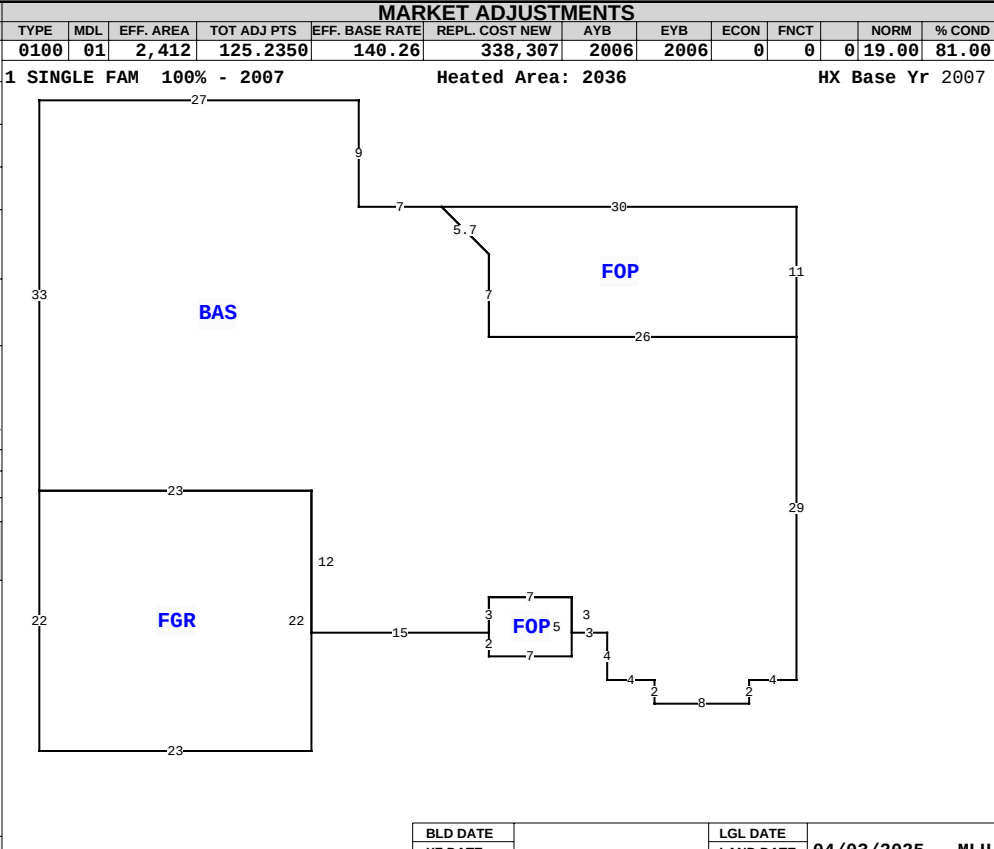
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC					
28316.050 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	231,311
FGR	506	55		278	31,584
FOP	35	30		10	1,136
FOP	294	30		88	9,998
TOTALS	2,871			2,412	274,029

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1,919.00	UT 2.50	2.50
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00
4	0060	CARPORT F	0	100	0	0	1.00	UT 0.00	0.00
5	0296	SHED METAL	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-1	0.00	0.00	1.00



860 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									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					274,029				
TOTAL MARKET OB/XF VALUE					9,148				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					318,177				
SOH/AGL Deduction					132,792				
ASSESSED VALUE					185,385				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					134,663				
TOTAL JUST VALUE					318,177				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					321,560				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23116	SFR	623	05/09/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1473/1489	8/08/2022	WD	U	I	11	100			
GRANTOR: TYRE RONNIE R									
GRANTEE: ULLOA LOTHAR									
1111/2621	12/20/2006	WD	Q	I	01	48,000			
GRANTOR: RONNIE R & JANET S TY									
GRANTEE: RONNIE & JANET TYRE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W7 N9 W27 S33 FGR= S22 E23 N22 W23\$ E23 S12 E15 FOP= S2 E7 N5 W7 S3\$ N3 E7 S3 E3 S4 E4 S2 E8 N2 E4 N29 FOP= N11 W30 D4 R4 S7 E26 \$ W26 N7 L4 U4 \$.									