

LOT 11 ARBOR GREENE ADDITION S/D
1002-1056, WD 1052-1085, WD 1052

GREENE MATTHEW N
844 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-611



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 70
Interior Floo	15	HARDTILE 30
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
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100		2,047	227,853
FGR	484	55		266	29,608
FOP	120	30		36	4,007
FSP	126	40		50	5,566
FUS	264	100		264	29,386
TOTALS	3,041			2,663	296,421

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0			1,498.00
2	0169	FENCE/WOOD	0	100	0	0			104.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,663	125.8026	140.90	375,217	2004	2004	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005Heated Area: 2311HX Base Yr 2005

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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0			1,498.00
2	0169	FENCE/WOOD	0	100	0	0			104.00

TOTAL OB/XF									
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		296,421	
TOTAL MARKET OB/XF VALUE		4,400	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		335,821	
SOH/AGL Deduction		139,159	
ASSESSED VALUE		196,662	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		145,940	
TOTAL JUST VALUE		335,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21417	SFR	613	01/13/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1215/0460	5/09/2011	QC	U	I	11
GRANTOR: MATTHEW N GREENE & JE					
GRANTEE: MATTHEW N GREENE					
1002/1056	12/15/2003	WD	Q	V	
GRANTOR: D D P CORP					
GRANTEE: MATTHEW N GREENE &					

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

BUILDING DIMENSIONS
BAS= W13 S52 E16 N9 FOP= E15 N8 W15 S8\$ N8 E15 FGR= S22 E22 N22 W22\$ E24 N31 L4 U4 W8 D4 L4 L4 U4 W5 FSP= W17 S9 E11 R3 U3 N3 R3 U3 \$ D3 L3 S3 D3 L3 W11 N9\$ PTR= E50 FUS= E12 N22 W12 S22\$ W50\$.