LOT 14 ARBOR GREENE AT EMERALD L
WD 1008-1402, WD 1023-2486, WD 1

BROOKS LOURDES M
782 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-614

BUILDING CHARACTERISTICS

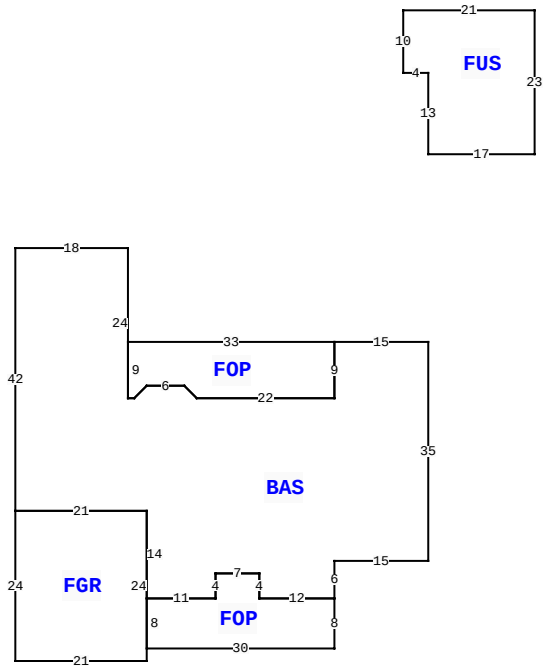
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,283	100		2,283	249,722
FGR	504	55		277	30,299
FOP	268	30		80	8,751
FOP	281	30		84	9,188
FUS	431	100		431	47,144
TOTALS	3,767			3,155	345,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,155	123.6255	138.46	436,841	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2023 Heated Area: 2714 HX Base Yr



782 NW EMERALD LAKES DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	345,104
TOTAL MARKET OB/XF VALUE	8,556
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	388,660
SOH/AGL Deduction	0
ASSESSED VALUE	388,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,660
TOTAL JUST VALUE	388,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21595	SFR	671	03/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/266	6/24/2022	WD	U	I	16	125,900
GRANTOR: BROOKS SUSAN DEBRA						
GRANTEE: BROOKS LOURDES M						
1400/1489	12/04/2019	WD	Q	I	01	268,000
GRANTOR: CHARLES D & PAMELA TO						
GRANTEE: SUSAN DEBRA BROOKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W33 S9 E1 R2 U2 E6 D2 R2 E22 N9$ S9 W22 L2 U2 W6 D2 L2 W1 N24 W18 S42 FGR= S24 E21 N24 W21$ E21 S14 FOP= S8 E30 N8 W12 N4 W7 S4 W11$ E11 N4 E7 S4 E12 N6 E15 N35$ PTR= N30 FUS= E17 N23 W21 S10 E4 S13 $ S30$.

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	0	0	0	1,428.00	UT	2.00	2.00	100	2004	2004	3	100	2,856	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,556

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	0		RSF-1	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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS