LOT 30 ARBOR GREENE AT EMERALD L
WD 996-251.

BRAVO ALBERTO E/BRAVO CARMEN L
732 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-630

COLUMBIA COUNTY PROPERTY

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 50
Interior Floo	15	HARDTILE 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	05	05

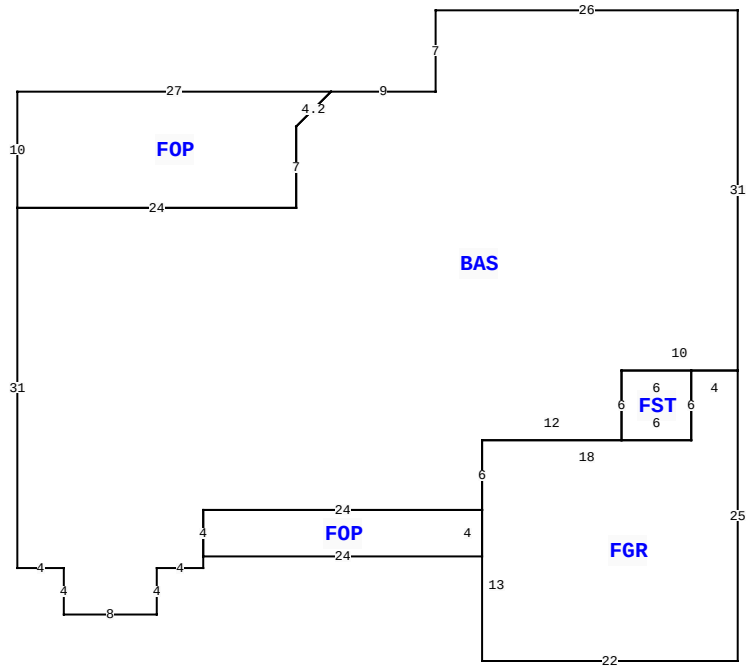
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100		2,090	220,984
FGR	442	55		243	25,693
FOP	96	30		29	3,066
FOP	245	30		74	7,824
FST	36	55		20	2,115
TOTALS	2,909			2,456	259,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,456	119.5000	133.84	328,711	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2090 HX Base Yr 2005



732 NW EMERALD LAKES DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,682
TOTAL MARKET OB/XF VALUE		4,148
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,830
SOH/AGL Deduction		107,807
ASSESSED VALUE		191,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,301
TOTAL JUST VALUE		298,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043567	Roof Replacement	17,370	01/21/2022
21225	SFR	340	10/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/0251	9/22/2003	WD	Q	V		19,500

GRANTOR: D D P CORP
GRANTEE: ALBERTO E & CARMEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S7 W9 FOP= W27 S10 E24 N7 R3 U3 $ D3 L3 S7 W24 S31 E4 S4 E8 N4 E4 N1 FOP= E24 N4 W24 S4$ N4 E24 FGR= S13 E22 N25 W4 FST= W6 S6 E6 N6$ S6 W18 S6 $ N6 E12 N6 E10 N31$.

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	100	0	0	1,474.00	UT	2.00	2.00	100	2004	2004	3	100	2,948	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,148

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	100		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 04/26/2022 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS