

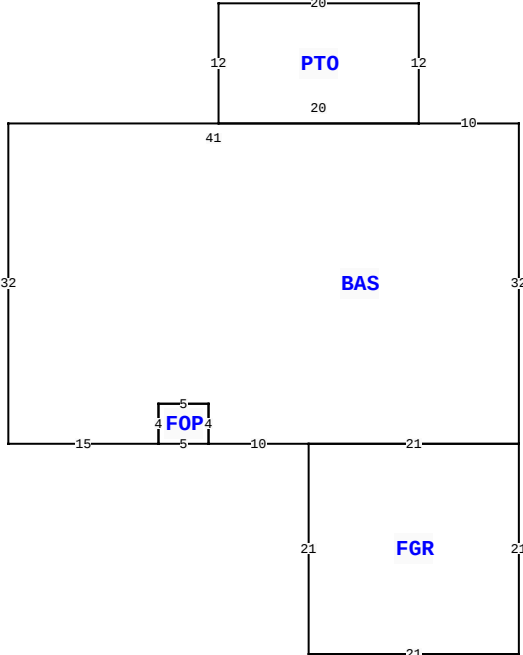
LOT 5 SANTE FE RIVER PLANTATIONS
REPLAT OF LOT 47.

EMERY BRIAN A/EMERY LISA E
476 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

30-7S-17-10058-965



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	17	MSNRY STUC 100	0100	01	1,873	118.1070	132.28	247,760	2004	2004	0	0	0	21.00	79.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2020 Heated Area: 1612 HX Base Yr 2020													Tax Group: 3 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 195,730													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,120													
Interior Floo	15	HARDTILE 70														TOTAL LAND VALUE - MARKET 48,875													
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE 246,725													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 71,722													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 175,003													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB VX 55,722													
Bathrooms	2	100														BASE TAXABLE VALUE 119,281													
Frame	03	MASONRY 100														TOTAL JUST VALUE 246,725													
Stories	1	1. 100														NCON VALUE 0													
Architectual	05	CONV 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 249,203																										
Condition Adj	03	03 100	SALE:2:1: LOT 5 SANTA FE RIVER PLANTATIONS																										
Kitchen Adjus	01	01 100	SALE:1:1: \$.70 STAMPS																										
Quality 05 05			PERMIT NUM DESCRIPTION AMT ISSUED																										
DOR CODE 0100 SINGLE FAMILY			000045642 Roof Replacement 16,300 10/07/2022																										
MAP NUM MKT AREA 02			21870 SFR 490 05/13/2004																										
NEIGHBORHOOD/LOC 30717.010 1.00/			SALES DATA																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
BAS	1,612	100		1,612	168,456	1389/0155	7/15/2019	WD Q	I	01		199,900																	
FGR	441	55		243	25,394	GRANTOR: ROBERT L & MARY FITZG																							
FOP	20	30		6	627	GRANTEE: BRIAN A & LISA E EM																							
PTO	240	5		12	1,254	1007/1124	2/13/2004	WD Q	V			25,000																	
TOTALS 2,313 1,873 195,730						GRANTOR: CLAYCOMB, BUCKLEY, DA																							
EXTRA FEATURES						GRANTEE: ROBERT & MARY FITZG																							
L N	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	510.00	UT 2.00		2.00	100	2004	2004	3	100	1,020															
2	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00		0.00	100	2017	2017	3	100	1,000															
3	0252	LEAN-TO W/	0 100	0 0	1.00	UT 0.00		0.00	100	2017	2017	3	100	100															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.50	AC		1.00	1.00	0.85	23,000.00	19,550.00	48,875												
REVIEW DATE 11/21/2022 BY JS Total Acres: 2.50 Total Land Value: 48,875 Market: 0 Agricultural: 0 Common: 48,875 PRINTED 11/17/2025 BY SYS																													