LOT 31 EMERALD COVE S/D PHS 2.
WD 1078-1607, WD 1169-1275, WD 1

SABOURIN KYLE
30630 51ST DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

369 SW WOODLEAF CT, 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: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	24,500
SOH/AGL Deduction	6,345
ASSESSED VALUE	18,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,155
TOTAL JUST VALUE	24,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/148	2/19/2025	WD	Q	V	01	30,000
GRANTOR: PAYNE MICHAEL CHARLES						
GRANTEE: SABOURIN KYLE						
1185/0689	12/04/2009	WD	Q	V	01	17,900
GRANTOR: D D P CORPORATION						
GRANTEE: MICHAEL CHARLES PAY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 05/05/2025 BY TP Total Acres: 0.51 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/07/2025 BY SYS