

LOT 35 EMERALD COVE S/D PHS 2.
WD 1078-1558, QC 1274-2256, QC 1

CARNER KENNETH R/CARNER SHERYL A
306 SW WOODLEAF CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-135



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
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
Architectural Units	05	CONV 100 0 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	33316.00	1.00/

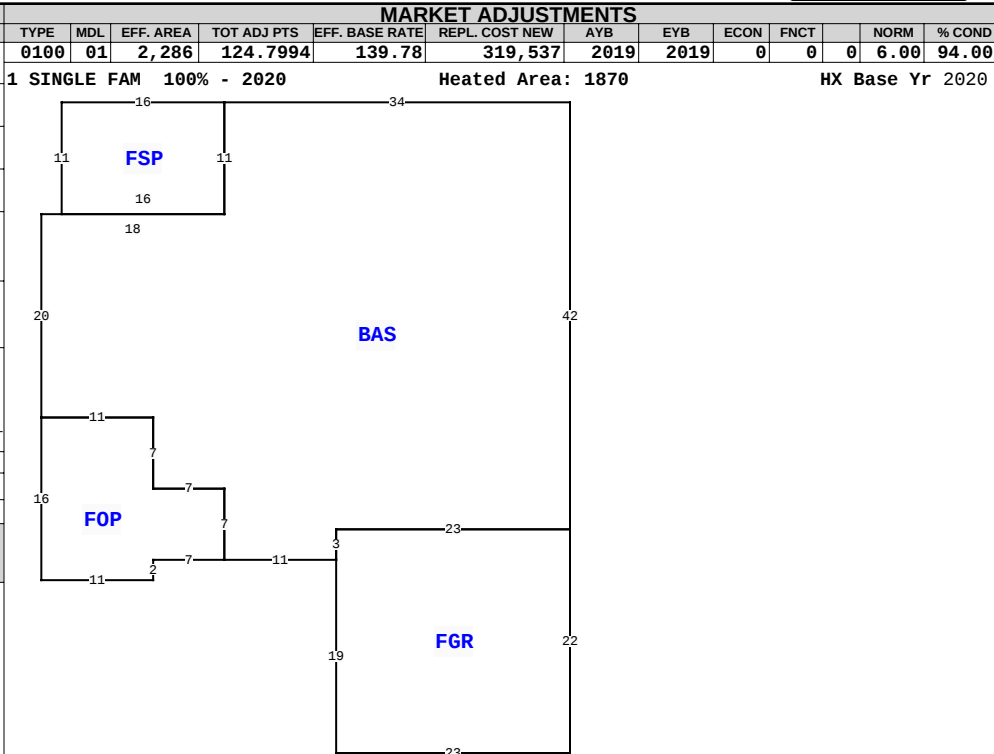
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	245,706
FGR	506	55		278	36,527
FOP	225	30		68	8,935
FSP	176	40		70	9,198

TOTALS	2,777			2,286	300,365
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0294	SHED WOOD/	0 100	12	16	192.00	UT	2.00	
2	0166	CONC, PAVMT	0 100	0	0	1,842.00	UT	2.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	3,200.00	

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-2	0.00	0.00	1.00

REVIEW DATE 06/14/2023 BY KS



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

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	0294	SHED WOOD/	0 100	12	16	192.00	UT	2.00	2.00	100	2019	2019	3	100	384	
2	0166	CONC, PAVMT	0 100	0	0	1,842.00	UT	2.00	2.00	100	2019	2019	3	100	3,684	
3	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

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-2	0.00	0.00	1.00

Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3								Tax Dist:	
BUILDING MARKET VALUE								300,365	
TOTAL MARKET OB/XF VALUE								8,068	
TOTAL LAND VALUE - MARKET								35,000	
TOTAL MARKET VALUE								343,433	
SOH/AGL Deduction								98,287	
ASSESSED VALUE								245,146	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								194,424	
TOTAL JUST VALUE								343,433	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								346,628	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045284	Solar Power Syste	42,493	08/25/2022
37255	SFR	952	09/26/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1377/2668	1/24/2019	WD	Q	I	01	247,700	
GRANTOR:MF BUTLER HOMES LLC							
GRANTEE:KENNETH R & SHERYL							
1363/1489	6/27/2018	WD	U	V	37	11,500	
GRANTOR:BRYAN K TAYLOR							
GRANTEE:MF BUTLER HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W34 S11 W18 S20 E11 S7 E7 S7 E11 N3 E23 N42 \$									
FGR=[ORIG=-23,45] S19 E23 N22 W23 S3 \$									
FOP=[ORIG=-52,31] S16 E11 N2 E7 N7 W7 N7 W11 \$									
FSP=[ORIG=-34,0] W16 S11 E16 N11 \$									

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