LOTS 4 & 5 BLOCK 4 ODOM
HEIGHTS ADDITION #1 & BEG AT
SW COR OF SE1/4, RUN E 198.5

GODWIN BOBBY R/GODWIN DORIS G
170 SE EMMA PL
LAKE CITY, FL 32025

2026

33-3S-17-06821-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

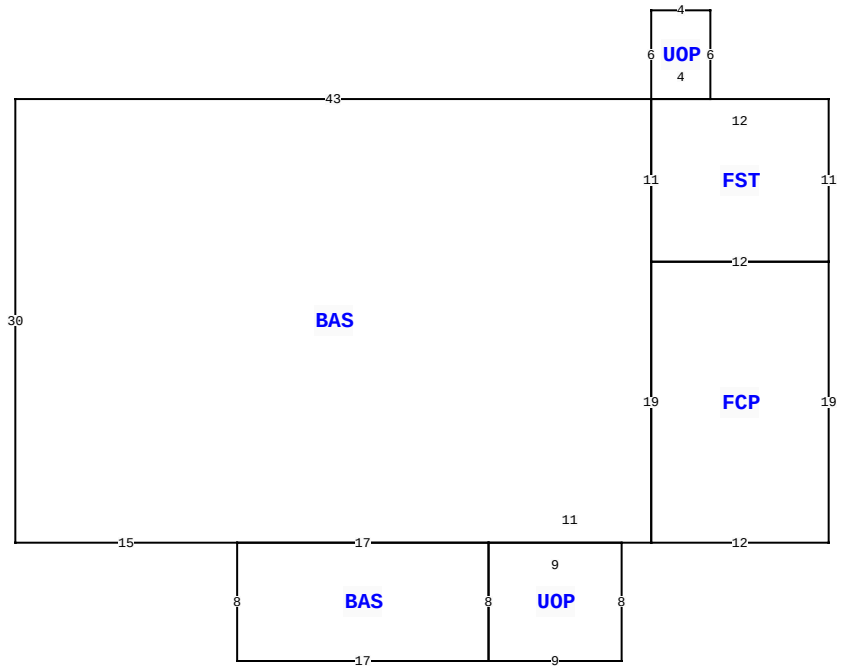
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100		136	11,860
BAS	1,290	100		1,290	112,493
FCP	228	25		57	4,971
FST	132	55		73	6,366
UOP	24	20		5	436
UOP	72	20		14	1,221
TOTALS	1,882			1,575	137,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	119.7900	134.16	211,302	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1426 HX Base Yr



170 SE EMMA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,346
TOTAL MARKET OB/XF VALUE		9,260
TOTAL LAND VALUE - MARKET		21,150
TOTAL MARKET VALUE		167,756
SOH/AGL Deduction		80,321
ASSESSED VALUE		87,435
TOTAL EXEMPTION VALUE	13 HX HB	87,435
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		167,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28057	REMODEL	111	09/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0526/0258	6/01/1985	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						
0526/0258	11/01/1983	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S30 E15 BAS= S8 E17 N8 W17$ E17 UOP= S8 E9 N8 W9$ E11 FCP= E12 N19W12 S19$ N19 FST= E12 N11 W12 S11$ N11 UOP= E4 N6 W4 S6$.

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	0297	SHED CONCR	0	100	25	25	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0263	PRCH,USP	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0070	CARPORT UF	0	100	40	24	960.00	UT	3.50	3.50	100	2017	2017	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 9,260

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-	2200.00	300.00	60,000.00	SF		1.00	1.00	0.47	0.75	0.35	21,150							

REVIEW DATE 12/14/2016 BY DF Total Acres: 1.38 Total Land Value: 21,150 Market: 0 Agricultural: 0 Common: 21,150 PRINTED 11/19/2025 BY SYS