BEG AT NE COR OF LOT 1 COVE AT R
18 DEG E 454.76 FT TO A PT ON A
R/W EMORYWOOD GLEN, RUN W'LY ALO

WIH TRUST DATED APRIL 15, 2024
203 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-101

BUILDING CHARACTERISTICS

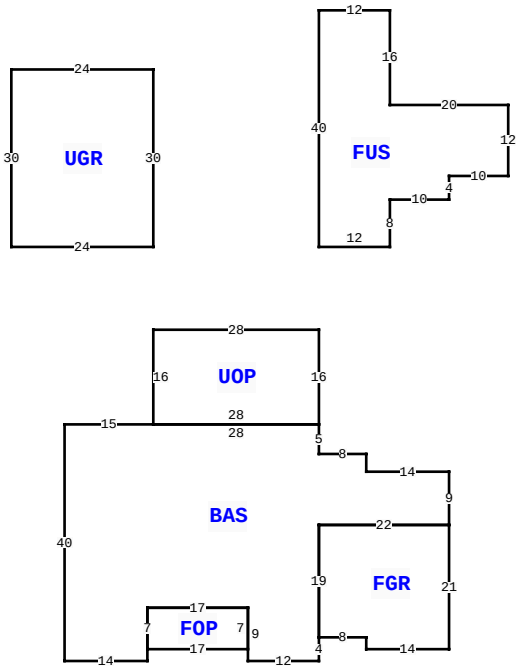
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100		1,789	215,410
FGR	446	55		245	29,500
FOP	119	30		36	4,335
FUS	760	100		760	91,510
UGR	720	45		324	39,012
UOP	448	20		90	10,836
TOTALS	4,282			3,244	390,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,244	131.8812	145.07	470,607	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2017 Heated Area: 2549 HX Base Yr 2017



203 SW EMORYWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	390,604
TOTAL MARKET OB/XF VALUE	53,092
TOTAL LAND VALUE - MARKET	51,600
TOTAL MARKET VALUE	495,296
SOH/AGL Deduction	128,314
ASSESSED VALUE	366,982
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	315,571
TOTAL JUST VALUE	495,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041531	Solar Power Syste	9,000	03/16/2021
37842	STORAGE	449	03/08/2019
26422	SFR	728	11/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/127	1/03/2025	QC	U	I	11	0
GRANTOR: HULL WESTON HARRY JR						
GRANTEE: WIH TRUST DATED APR						
1524/518	4/15/2024	QC	U	I	11	100
GRANTOR: HULL WESTON HARRY JR						
GRANTEE: WIH TRUST DATED APR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S40 E14 N2 FOP= E17 N7 W17 S7$ N7 E17 S9 E12 N4 FGR= E8 S2 E14 N21 W22 S19$ N19 E22 N9 W14 N3 W8 N5 UOP= N16 W28 S16 E28$ W28$ PTR= N30 UGR= N30 W24 S30 E24$ S30$ PTR= N30 E40 FUS= N8 E10 N4 E10 N12 W20 N16 W12 S40 E12$ S30 W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,764.00	UT	3.00	3.00	100	2008	2008	3	100	8,292	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	42,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 53,092

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		A-3	0.00	0.00	4.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	51,600							

REVIEW DATE 01/09/2026 BY KS Total Acres: 4.30 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 11/17/2026 BY SYS