

PART LOT 2 COVE AT ROSE CREEK
 DESC: BEG NE COR OF LOT 2, W
 404.62 FT, SW 336.33 FT TO A

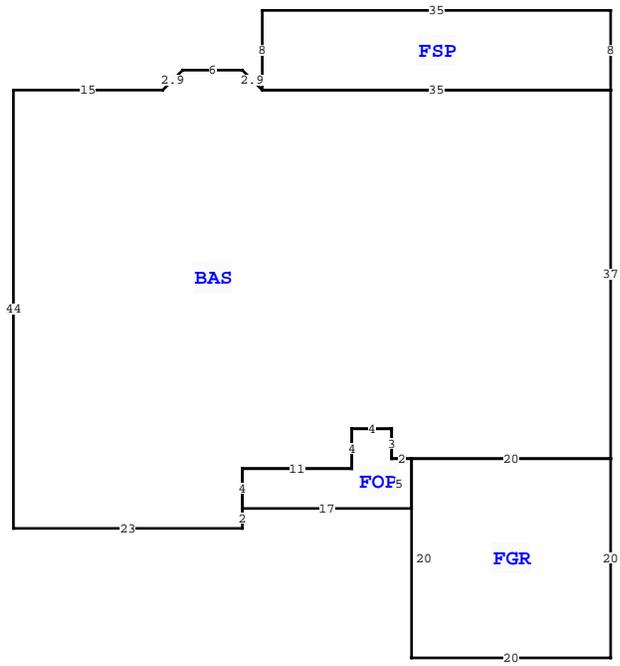
MANDOLA MATTHEW/FENTON MELODY A
 265 SW EMORYWOOD GLN
 LAKE CITY, FL 32024

2026

01-5S-16-03397-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
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
BAS	2,396	100	
FGR	400	55	
FOP	86	30	
FSP	280	40	
TOTALS	3,162		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 2396	HX Base Yr 2019



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			355,576
TOTAL MARKET OB/XF VALUE			63,626
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			469,202
SOH/AGL Deduction			137,144
ASSESSED VALUE			332,058
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			275,647
TOTAL JUST VALUE			469,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40820	POOL ENCL	0	10/29/2020
40083	POOL	0	07/01/2020
35336	SFR	1,081	05/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/2706	3/22/2016	WD	Q	V	01	25,900
GRANTOR: AMBER LOFSTROM						
GRANTEE: MATTHEW MANDOLA & M						
1266/0430	12/03/2013	WD	U	V	30	15,000
GRANTOR: JMB REAL ESTATE HOLDI						
GRANTEE: CURTIS D CADY						

EXTRA FEATURES																
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	UT	2.00	2.00	100	2017	2017	3	100	4,816	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2020	2020	3	91	37,710	
4	0282	POOL ENCL	0	100	32	40	UT	15.00	15.00	100	2022	2021		75	14,400	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF														63,626
265 SW EMORYWOOD GLN, LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														04/20/2026
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS= W15 S44 E23 N2 FOP= E17 N5 W2 N3 W4 S4 W11 S4\$ N4 E11 N4 E4 S3 E2 FGR= S20 E20 N20 W20\$ E20 N37 FSP= N8 W35 S8 E35\$ W35 L2 U2 W6 D2 L2 \$.

LAND DESCRIPTION														TOTAL OB/XF										
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		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							