LOT 3 COVE AT ROSE CREEK.
WD 1095-886, WD 1096-697, WD

MILLER CHRISTOHER DAVID/MILLER ELAINE M
325 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2.5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

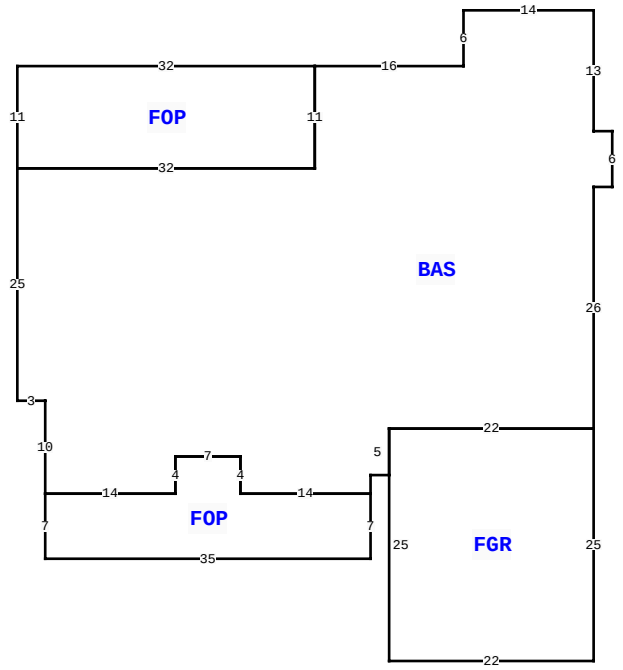
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100		2,380	312,400
FGR	550	55		302	39,640
FOP	273	30		82	10,764
FOP	352	30		106	13,913
TOTALS	3,555			2,870	376,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,870	124.3000	136.73	392,415	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2380 HX Base Yr 2022



325 SW EMORYWOOD GLN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	990.00	UT	3.00	3.00	100	2022	2021		100	2,970	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	0030	BARN,MT	0	100	24	30	1.00	UT	16,500.00	16,500.00	100	2023	2022		100	16,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	376,718
TOTAL MARKET OB/XF VALUE	22,470
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	459,188
SOH/AGL Deduction	69,379
ASSESSED VALUE	389,809
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	338,398
TOTAL JUST VALUE	459,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045742	Storage Building	12,810	10/21/2022
40623	SFR	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0518	7/09/2020	WD	Q	V	01	58,000
GRANTOR: ROGER S & EVELYN A LE						
GRANTEE: CHRITOPHER DAVID &						
1299/0419	7/28/2015	WD	Q	V	05	54,000
GRANTOR: ANDREW P SCHNEIDER						
GRANTEE: ROGER S & EVELYN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W14 S6 W16 S11 W32 S25 E3 S10 E14 N4 E7 S4 E14 N2 E2 N5 E22 N26 E2 N6 W2 N13 $
FGR=[ORIG=48,55] E22 S25 W22 N25 $
FOP=[ORIG=8,16] E32 S11 W32 N11 $
FOP=[ORIG=46,62] W14 N4 W7 S4 W14 S7 E35 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,470

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	2.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	31,200							
2	0000	C	VAC RES	100		A-3	0.00	0.00	2.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,800							

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS