LOT 6 COVE AT ROSE CREEK.
WD 1095-226, WD 1096-699, CT 123

SECRUITY PLUS LIVING TRUST DATED SEPTEMBER 15, 202
504 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-106

BUILDING CHARACTERISTICS

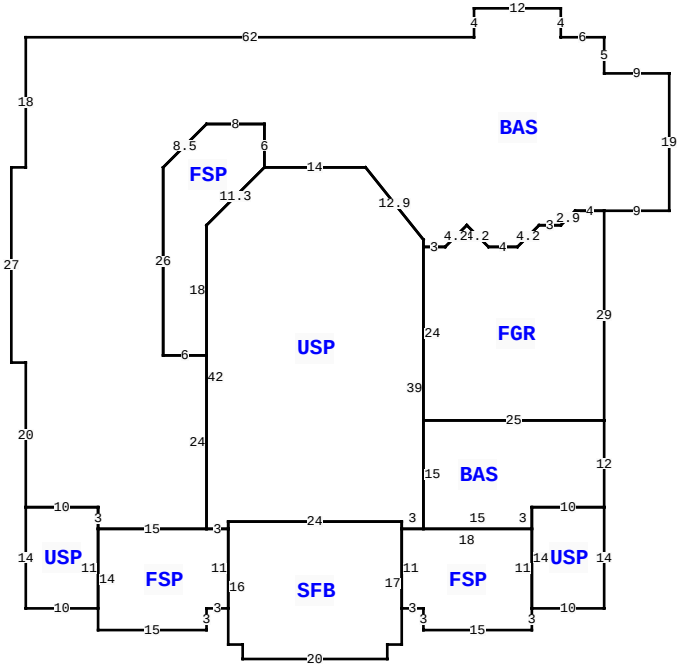
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	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	345	100		345	49,762
BAS	2,976	100		2,976	429,251
FGR	651	55		358	51,637
FSP	243	40		97	13,991
FSP	243	40		97	13,991
FSP	254	40		102	14,713
SFB	448	80		358	51,637
USP	140	35		49	7,067
USP	140	35		49	7,067
USP	1,404	35		491	70,821
TOTALS	6,844			4,922	709,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,922	142.5312	156.78	771,671	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 3769 HX Base Yr 2018



504 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	8,900.00	UT	2.00	2.00	100	2017	2017	3	100	17,800	
2	0190	FPLC PF	0	100	0	0	3.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	3,600	
3	0296	SHED METAL	0	100	11	20	220.00	UT	9.00	9.00	100	2017	2017	3	100	1,980	
4	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2017	2017	3	84	28,224	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		709,937
TOTAL MARKET OB/XF VALUE		51,604
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		821,541
SOH/AGL Deduction		221,788
ASSESSED VALUE		599,753
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		548,342
TOTAL JUST VALUE		821,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35147	POOL ENCL	144	04/06/2017
33749	POOL	225	02/09/2016
33620	SFR	1,472	12/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1077	9/15/2022	WD	U	I	11	100
GRANTOR: KIRSCH JEFFREY						
GRANTEE: SECURITY PLUS LIVIN						
1242/1008	9/26/2012	WD	U	V	12	20,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JEFFREY & DANAE KIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E9 N19 W9 N5 W6 N4 W12 S4 W62 S18 W2 S27 E2 S20 E10 S3 E15 N24 W6 N26 U6 R6 E8 S6 E14 R8 D10 S1 E3 U3 R3 R3 D3 E4 U3 R3 E3 U2 R2 E4$ FGR= W4 L2 D2 W3 L3 D3 W4 U3 L3 L3 D3 W3 USP= N1 U10 L8 W14 FSP= N6 W8 L6 D6 S26 E6 N18 R8 U8 $ D8 L8 S42 FSP= W15 USP= N3 W10 S14 E10 N11$ S14 E15 N3 E3 N11 W3$ E3 SFB= S16 E2 S2 E20 N2 E2 N17 W24 S1$ N1 E24 S1 FSP= S11 E3 S3 E15 N3 USP= E10 N14 BAS= N12 W25 S15 E15 N3 E10$ W10 S14$ N11 W18$ E3 N39$ S24 E25 N29$.

LAND DESCRIPTION

TOTAL OB/XF 51,604

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

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