BEG NW COR LOT 1, COVE AT ROSE C
FT TO N R/W SW EMORYWOOD GLEN, S
E 148.68 FT, EASTERLY 58.92 FT N

SEYMOUR GARY/DUTRO DANA
121 SW EMORYWOOD GLEN
LAKE CITY, FL 32024

2027

01-5S-16-03397-201

BUILDING CHARACTERISTICS

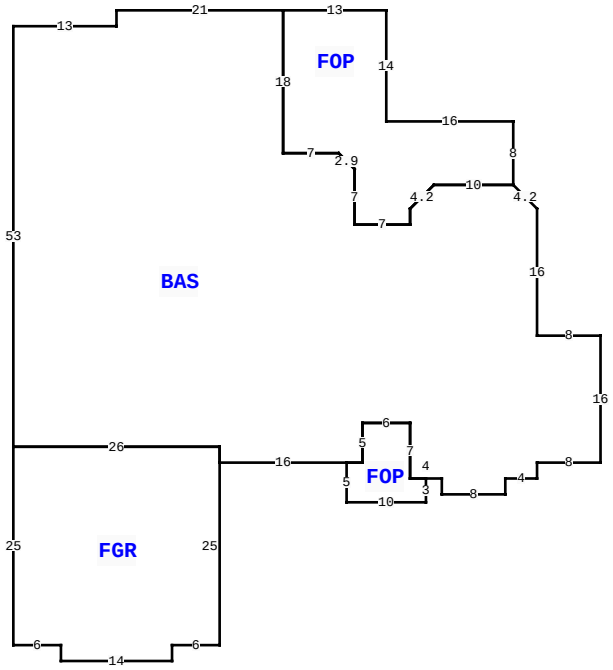
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	3,116	100		3,116	436,594
FGR	678	55		373	52,263
FOP	76	30		23	3,222
FOP	420	30		126	17,654
TOTALS	4,290			3,638	509,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,638	146.4073	161.05	585,900	2009	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2023 Heated Area: 3116 HX Base Yr 2023



121 SW EMORYWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	3,144.00	UT	2.50	2.50	100	2009	2009	3	100	7,860	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
3	0280	POOL R/CON	0	100	18	50	900.00	UT	70.00	70.00	100	2019	2019	3	89	56,070	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2026	2025		100	3,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	509,733
TOTAL MARKET OB/XF VALUE	74,430
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	624,963
SOH/AGL Deduction	143,032
ASSESSED VALUE	481,931
TOTAL EXEMPTION VALUE	VX HX HB 56,411
BASE TAXABLE VALUE	425,520
TOTAL JUST VALUE	624,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26525	SFR	892	12/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/984	8/26/2022	WD	Q	I	01	695,000
GRANTOR: KOLWYCK DEBRA K						
GRANTEE: SEYMOUR GARY						
1452/830	11/10/2021	WD	Q	I	01	660,000
GRANTOR: COOK JEREMIAH J & ABB						
GRANTEE: KOLWYCK DEBRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S2 W13 S53 FGR= S25 E6 S2 E14 N2 E6 N25 W26$ E26 S2 E16 FOP= S5 E10 N3 W2 N7 W6 S5 W2$ E2 N5 E6 S7 E4 S2 E8 N2 E4 N2 E8 N16 W8 N16 L3 U3 FOP= N8 W16 N14 W13 S18 E7 D2 R2 S7 E7 N2 R3 U3 E10$ W10 D3 L3 S2 W7 N7 L2 U2 W7 N18$.

LAND DESCRIPTION

TOTAL OB/XF 74,430

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	2.04	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,800							

REVIEW DATE 01/09/2026 BY KS Total Acres: 2.04 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 11/16/2026 BY SYS