W1/2 OF LOT 9 COVE AT ROSE CREEK
AT SE COR OF SAID LOT 9, W 310.3
POB, CONT W 281.90 FT, TO E R/W

BOEHNLEIN TIMOTHY P/BOEHNLEIN TRACEY M
134 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-209

BUILDING CHARACTERISTICS

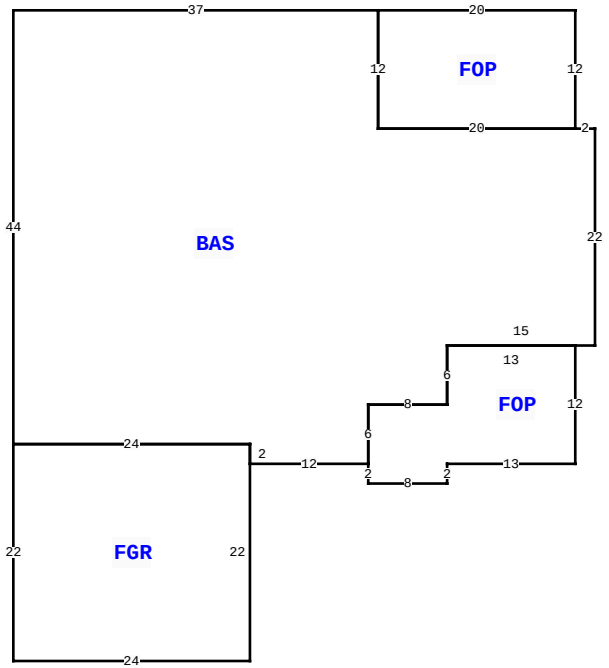
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100		2,174	268,518
FGR	528	55		290	35,819
FOP	220	30		66	8,151
FOP	240	30		72	8,893
TOTALS	3,162			2,602	321,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	120.7360	132.81	345,572	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2025 Heated Area: 2174 HX Base Yr 2025



134 SW EMORYWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,382
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		47,340
TOTAL MARKET VALUE		376,330
SOH/AGL Deduction		128,146
ASSESSED VALUE		248,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,773
TOTAL JUST VALUE		376,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35435	SFR	1,075	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2628	8/09/2024	WD	Q	I	01	450,000
GRANTOR: DICKS MIRANDA DARLEAN						
GRANTEE: BOEHNLEIN TIMOTHY P						
1358/0400	4/16/2018	WD	Q	I	01	282,500
GRANTOR: EMMA ALFORD						
GRANTEE: MIRANDA DARLEAN DIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N12 W20 S12 E20$ W20 N12 W37 S44 FGR= S22 E24 N22 W24$ E24 S2 E12 FOP= S2 E8 N2 E13 N12 W13 S6 W8 S6$ N6 E8 N6 E15 N22$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,704.00	UT	2.00	2.00	100	2018	2018	3	100	3,408	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,608

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	2.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	47,340							

REVIEW DATE 01/09/2026 BY KS Total Acres: 2.63 Total Land Value: 47,340 Market: 0 Agricultural: 0 Common: 47,340 PRINTED 11/16/2026 BY SYS