PART OF LOT 4 COVE AT ROSE CREEK. DESC AS FOLLOWS: BEGIN AT THE NW COR OF SAID LOT, RUN

PHINNEY JOEL
331 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-304

BUILDING CHARACTERISTICS

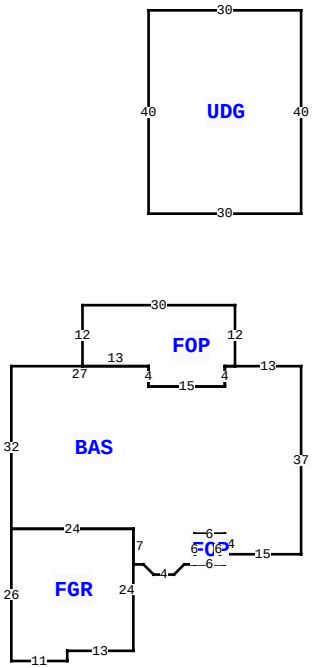
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,941	100		1,941	243,131
FGR	598	55		329	41,210
FOP	36	30		11	1,378
FOP	420	30		126	15,783
UDG	1,200	55		660	82,672
TOTALS	4,195			3,067	384,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,067	135.5624	149.12	457,351	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2019 Heated Area: 1941 HX Base Yr 2019



331 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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	2,890.00	UT	2.25	2.25	100	2009	2009	3	100	6,503	
3	0166	CONC,PAVMT	0	100	0	0	251.00	UT	2.25	2.25	100	2009	2009	3	100	565	
4	0070	CARPORT UF	0	100	16	40	640.00	UT	2.50	2.50	100	2014	2014	3	100	1,600	
5	0081	DECKING WI	0	100	0	0	280.00	UT	8.50	8.50	100	2009	2009	3	100	2,380	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		384,175
TOTAL MARKET OB/XF VALUE		16,648
TOTAL LAND VALUE - MARKET		33,200
TOTAL MARKET VALUE		434,023
SOH/AGL Deduction		100,550
ASSESSED VALUE		333,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,062
TOTAL JUST VALUE		434,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27691	STORAGE	62	03/13/2009
27681	SFR	1,006	03/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1592	12/21/2017	WD	U	I	30	302,000
GRANTOR: PAUL PHINNEY & EMILY						
GRANTEE: JOEL PHINNEY						
1167/0708	2/09/2009	WD	U	V	11	100
GRANTOR: PAUL PHINNEY						
GRANTEE: PAUL PHINNEY & EMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W30 S12 E13 S4 E15 N4 E2$ W2 S4 W15 N4 W27 S32 FGR= S26 E11 N2 E13 N24 W24$ E24 S7 E2 R2 D2 E4 U2 R2 E2 FOP= E6 N6 W6 S6$ N6 E6 S4 E15 N37$ PTR= N30 UDG= N40 W30 S40 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,648

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	1.66	AC		1.00	1.00	1.00	20,000.00	20,000.00	33,200							

REVIEW DATE 09/05/2019 BY KR Total Acres: 1.66 Total Land Value: 33,200 Market: 0 Agricultural: 0 Common: 33,200 PRINTED 11/16/2026 BY SYS