

BEG 393.40 FT W & 460 FT N OF SE
 RUN W 440 FT, N 100 FT, E 440 FT
 TO POB. (AKA LOT 15 EASTBROOK VI

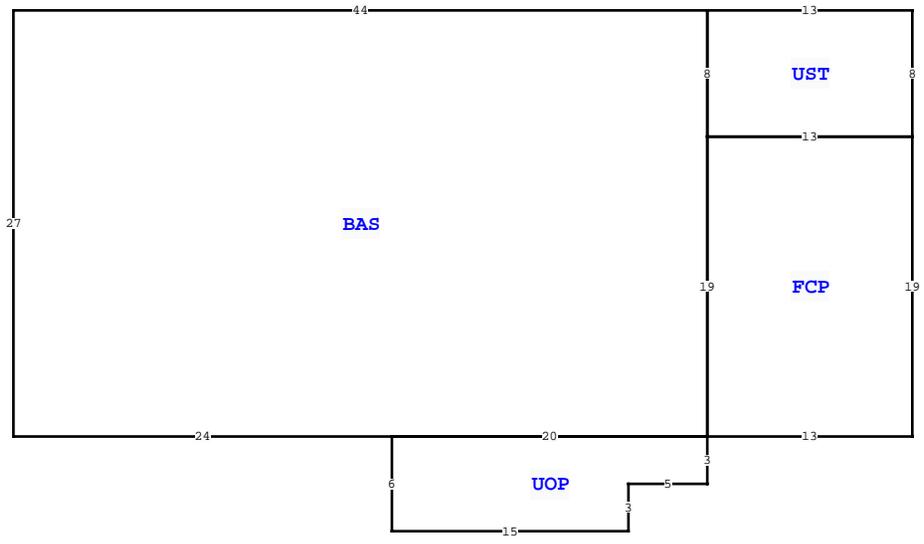
MASTERS RONALD A
 303 SE EMERSON CT
 LAKE CITY, FL 32025

2026

03-4S-17-07572-015

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0800	1.00/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2005									Heated Area: 1188	HX Base Yr 2005



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	101,622
FCP	247	25		62	5,303
UOP	105	20		21	1,797
UST	104	45		47	4,020
TOTALS	1,644			1,318	112,742

303 SE EMERSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,742
TOTAL MARKET OB/XF VALUE			1,150
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			148,892
SOH/AGL Deduction			70,531
ASSESSED VALUE			78,361
TOTAL EXEMPTION VALUE	HX HB SX		78,361
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			148,892
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042717	Roof Replacement	9,500	09/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2231	1/31/2025	LE U	I	I	14	100
GRANTOR: MASTERS RONALD A						
GRANTEE: MASTERS RONALD A (E						
1102/1984	11/14/2006	WD Q	I	I	04	100
GRANTOR: BONITA HADWIN						
GRANTEE: RONALD A MASTERS						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W44 S27 E24 UOP= S6 E15N3 E5 N3 W20\$ E20 FCP= E13 N19 W13S19\$ N19 UST= E13 N8 W13 S8\$ N8\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							