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 II
303 SE EMERSON CT
LAKE CITY, FL 32025

2027

03-4S-17-07572-015

BUILDING CHARACTERISTICS

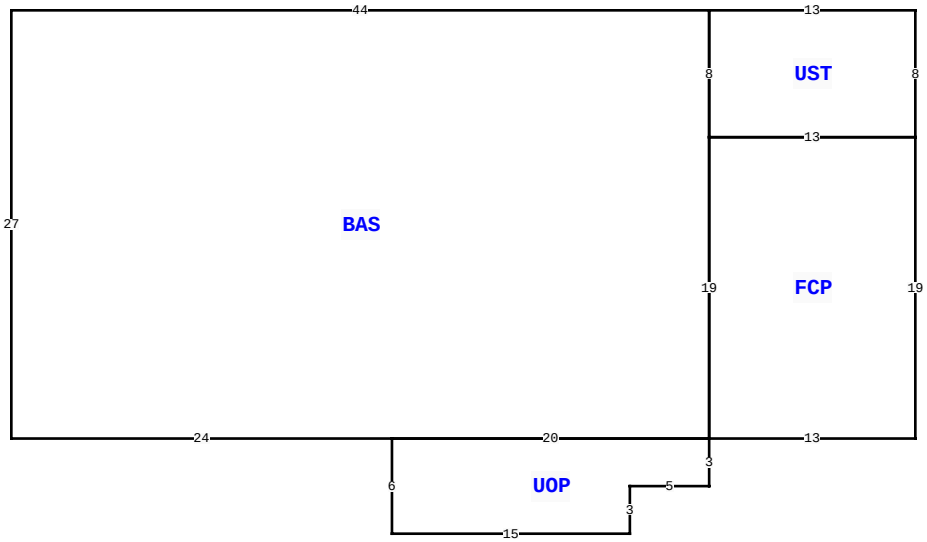
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	99,807
FCP	247	25		62	5,209
UOP	105	20		21	1,764
UST	104	45		47	3,949
TOTALS	1,644			1,318	110,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	117.5000	129.25	170,352	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1188 HX Base Yr



303 SE EMERSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,729
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	146,879
SOH/AGL Deduction	0
ASSESSED VALUE	146,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,879
TOTAL JUST VALUE	146,879
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
1573/126	7/15/2026	LE	U	I	14	100
GRANTOR: MASTERS RONALD A (ENH						
GRANTEE: MASTERS RONALD A II						
1532/2231	1/31/2025	LE	U	I	14	100
GRANTOR: MASTERS RONALD A						
GRANTEE: MASTERS RONALD A (E						

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 1,150

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2017 BY DF Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS