BEG 1376.73 FT W & 330 FT N OF S
NE1/4, RUN NORTH 100 FT, E 487.4
FT, W 486.52 FT TO POB. (AKA LOT

SCHAEFER DANNY MAC
326 SE EMERSON CT
LAKE CITY, FL 32025-1815

**2027**

**03-4S-17-07572-022**

## BUILDING CHARACTERISTICS

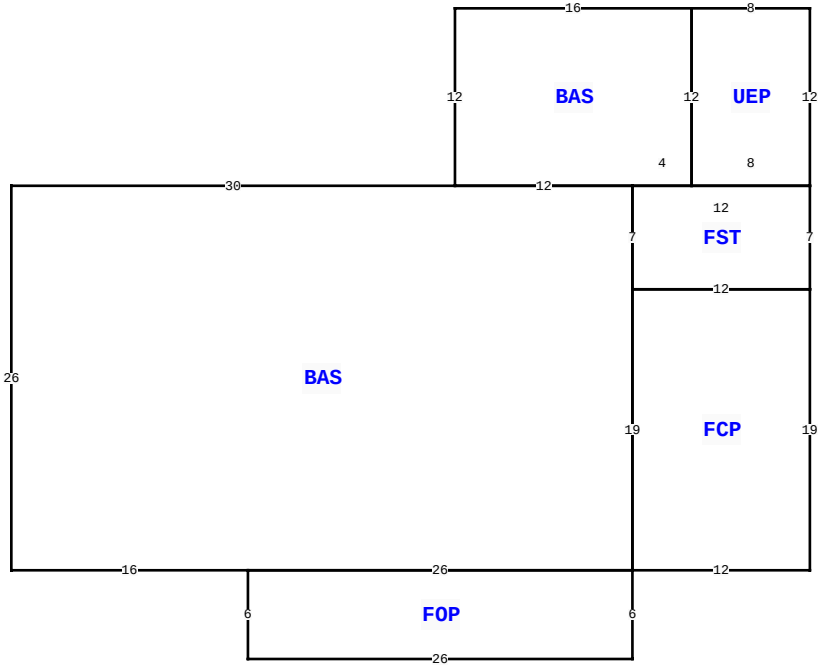
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 192 | 100 | | 192 | 15,847 |
| BAS | 1,092 | 100 | | 1,092 | 90,130 |
| FCP | 228 | 25 | | 57 | 4,705 |
| FOP | 156 | 30 | | 47 | 3,879 |
| FST | 84 | 55 | | 46 | 3,797 |
| UEP | 96 | 60 | | 58 | 4,787 |
| TOTALS | 1,848 | | | 1,492 | 123,145 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,492 | 115.4340 | 126.98 | 189,454 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1284 HX Base Yr 2019




326 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 150 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 800 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 50 | 2004 | 2004 | 3 | 50 | 150 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 2004 | 2004 | 3 | 50 | 250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,145 |
| TOTAL MARKET OB/XF VALUE | | 1,650 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 159,795 |
| SOH/AGL Deduction | | 57,200 |
| ASSESSED VALUE | | 102,595 |
| TOTAL EXEMPTION VALUE | HX HB SX WR | 102,595 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 159,795 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1542/853 | 5/29/2025 | LE | U | I | 14 | 100 |
| GRANTOR: SCHAEFER DANNY MAC | | | | | | |
| GRANTEE: SCHAEFER DANNY M (E | | | | | | |
| 1359/1029 | 5/04/2018 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (HARLA | | | | | | |
| GRANTEE: DANNY MAC & ETAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S26 E16FOP= S6 E26 N6 W26$ E26 FCP= E12 N19 W12S19$ N19 FST= E12 N7 W12 S7$ N7 BAS= E4 UEP= E 8 N12 W8 S12$ N12 W16 S12 E12$ W12$.

## LAND DESCRIPTION

TOTAL OB/XF 1,650

| 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 | | | 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: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS