COMM SE COR OF NE1/4, RUN W 893. R/W EMERSON RD, N 430.56 FT FOR 487.48 FT, N 100 FT, E 488.48 FT

BARRACUDA PROPERTIES LLC
12760 INDIAN ROCKS ROAD APT 80
LARGO, FL 33774

2027

03-4S-17-07572-023

BUILDING CHARACTERISTICS

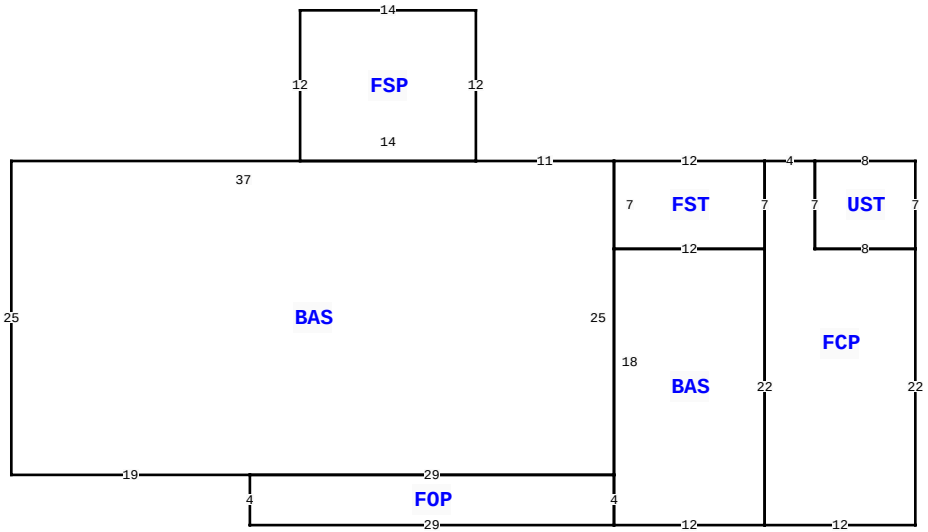
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	264	100		264	21,421
BAS	1,200	100		1,200	97,367
FCP	292	25		73	5,923
FOP	116	30		35	2,840
FSP	168	40		67	5,437
FST	84	55		46	3,732
UST	56	45		25	2,029
TOTALS	2,180			1,710	138,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,710	113.4840	124.83	213,459	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1464 HX Base Yr



308 SE EMERSON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,748
TOTAL MARKET OB/XF VALUE	26,690
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	200,438
SOH/AGL Deduction	0
ASSESSED VALUE	200,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,438
TOTAL JUST VALUE	200,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/309	2/18/2021	WD	U	I	12	113,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BARRACUDA PROPERTIE						
1418/1034	8/05/2020	WD	U	I	11	100
GRANTOR: UNION MORTGAGE CORP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W14 S12 E14$ W37 S25 E19 FOP= S4 E29 N4 W29$ E29 BAS= S4 E12 FCP= E12 N22 UST= N7 W8 S7 E8$ W8 N7 W4 FST= W12 S7 E12 N7$ S7 S22$ N22 W12 S18 $ N25$.

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	1993	1993	3	100	1,000	
2	0280	POOL R/CON	0	0	20	44	880.00	UT	70.00	70.00	100	1974	1974	3	40	24,640	
3	0296	SHED METAL	0	0	10	10	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 26,690

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