

COMM SE COR OF NE1/4, RUN W 893.
W R/W EMMERSON RD, N ALONG R/W 6
FOR POB, W 489.41 FT, N 100 FT,

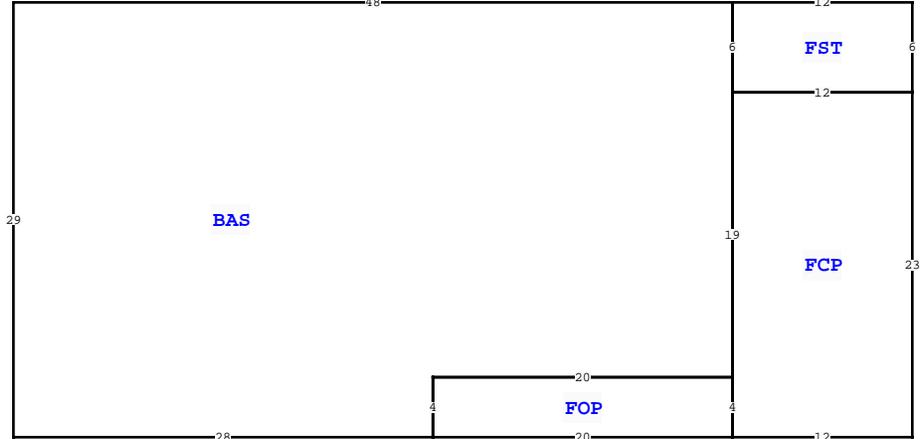
DOHRN WENDY L
270 SE EMERSON CT
LAKE CITY, FL 32025

2026

03-4S-17-07572-025

| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 90 |
| Exterior Wall | 08 WD OR PLY 10 |
| Roof Structure | 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 | 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 |

| 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% | - 2003 | | | | | | | | |
| | | | | Heated Area: 1312 | | | HX Base Yr 2003 | | | | |



| 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 | 1,312 | 100 | | 1,312 | 110,984 |
| FCP | 276 | 25 | | 69 | 5,837 |
| FOP | 80 | 30 | | 24 | 2,030 |
| FST | 72 | 55 | | 40 | 3,384 |
| TOTALS | 1,740 | | | 1,445 | 122,234 |

270 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---------|-------------|---|--------|-----------------|-------|
| 0 | 0 | 3 | 100 | 400 | |
| 2004 | 2004 | 3 | 100 | 600 | |
| 1993 | 1993 | 3 | 100 | 50 | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| TOTAL OB/XF | | | | | | | | | | | | 1,050 | | | |
|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|-------|--|--|--|
| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | |
| 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 122,234 |
| TOTAL MARKET OB/XF VALUE | | | 1,050 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 158,284 |
| SOH/AGL Deduction | | | 70,960 |
| ASSESSED VALUE | | | 87,324 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 35,913 |
| TOTAL JUST VALUE | | | 158,284 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 158,284 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000050882 | Electrical Servic | 0 | 09/23/2024 |

| SALES DATA | | | | | | |
|---------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0944/0556 | 1/11/2002 | WD | Q | I | | 65,500 |
| GRANTOR: FULLER | | | | | | |
| GRANTEE: WENDY L DOHRN | | | | | | |
| 0781/1621 | 10/26/1993 | WD | Q | I | | 52,700 |
| GRANTOR: JOSEPH A CORACI | | | | | | |
| GRANTEE: JEFFERY L FULLER | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W48 S29 E28 FOP= E20 N4W20S4\$ N4 E20 FCP= S4 E12 N23W12 S19\$ N19 FST= E12 N6 W12 S6\$ N6\$. | | | | | | | | | | | |