

COMM 893.40 FT W & 930.56 FT N O
 NE1/4 FOR POB, RUN W 492.30 FT,
 493.26 FT, S 100 FT TO POB. AKA

CUTHBERT LEE A
 216 SE EMERSON CT
 LAKE CITY, FL 32025

2026

03-4S-17-07572-028

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	01	MINIMUM	20
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		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
BAS	1,032	100	
FOP	96	30	
SFB	24	80	
UGR	276	45	
UST	60	45	
TOTALS	1,488		

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: 1056 HX Base Yr 2005											
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		102,467	
TOTAL MARKET OB/XF VALUE		12,256	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		149,723	
SOH/AGL Deduction		61,073	
ASSESSED VALUE		88,650	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		37,239	
TOTAL JUST VALUE		149,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1794	6/30/2003	WD Q	Q	I		57,900
GRANTOR: DAVID S & MICHELLE M						
GRANTEE: LEE A CUTHBERT						
0828/2149	9/30/1996	WD Q	Q	I		54,500
GRANTOR: LEONARD CARR						
GRANTEE: DAVID & MICHELLE MA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	0
2	0263	PRCH, USP	0	100	11	12	0	0.00	0.00	100	0
3	0261	PRCH, UOP	0	100	11	12	0	0.00	0.00	100	1994
4	0296	SHED METAL	0	100	28	28	0	9.00	9.00	100	1994
5	0030	BARN, MT	0	0	0	0	0	0.00	0.00	100	2017
6	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2017

TOTAL OB/XF											
12,256											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W43 SFB= W2 S12 E2 N12S S24 E19 FOP= S4E24 N4 W24S E24											
UGR= S4 E12N23 W12 S19S N19 UST= E12 N5W12 S5S N5S.											

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