BEG 893.40 FT W & 1130.56 FT N O
NE1/4, RUN W 494.23 FT, N 100 FT
FT, S 100 FT TO POB. (AKA LOT 30

HIGHTOWER DIANA
178 SE EMERSON CT
LAKE CITY, FL 32025

2027

03-4S-17-07572-030

BUILDING CHARACTERISTICS

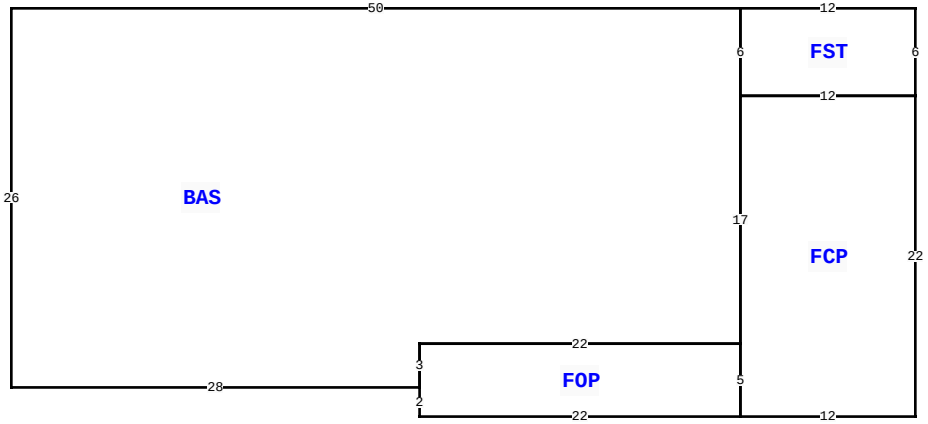
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,234	100		1,234	104,377
FCP	264	25		66	5,583
FOP	110	30		33	2,791
FST	72	55		40	3,383
TOTALS	1,680			1,373	116,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	118.3000	130.13	178,668	1973	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1234 HX Base Yr 2015



178 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	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,134
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		153,634
SOH/AGL Deduction		54,709
ASSESSED VALUE		98,925
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		42,514
TOTAL JUST VALUE		153,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/1391	8/13/2014	WD	U	I	12	77,000
GRANTOR: FIRST FEDRAL BANK OF						
GRANTEE: JAMES & DIANA HIGHT						
1273/2754	4/07/2014	WD	U	I	12	103,800
GRANTOR: JONATHAN P & PATRICIA						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S26 E28 FOP= S2 E22 N5 W22 S3$ N3 E22 FCP= S5
E12N22 W12 S17$ N17 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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