COMM SE COR OF NE1/4, RUN W 893.
W R/W EMMERSON N ALONG R/W 1230.
POB, RUN W 495.19 FT, N 100 FT,

KIRBY KRISTY LEIGH
160 SE EMERSON CT
LAKE CITY, FL 32025

2027

03-4S-17-07572-031

BUILDING CHARACTERISTICS

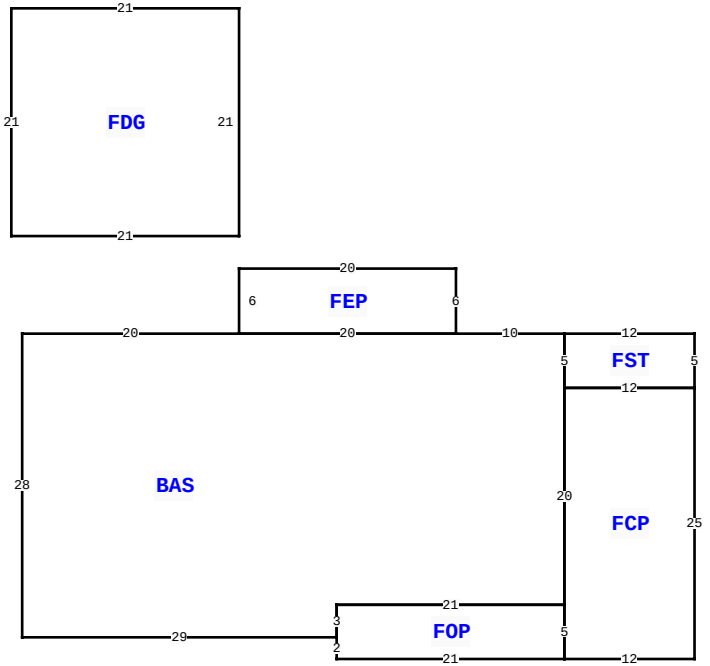
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,337	100		1,337	128,134
FCP	300	25		75	7,188
FDG	441	60		265	25,397
FEP	120	80		96	9,200
FOP	105	30		32	3,067
FST	60	55		33	3,163
TOTALS	2,363			1,838	176,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	124.4600	136.91	251,641	1974	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1337 HX Base Yr 2023



160 SE EMERSON CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,149
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		211,749
SOH/AGL Deduction		0
ASSESSED VALUE		211,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,338
TOTAL JUST VALUE		211,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042957	Roof Replacement	8,900	10/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1586	4/20/2022	WD	Q	I	01	209,000
GRANTOR: TURBERVILLE JANICE L						
GRANTEE: KIRBY KRISTY LEIGH						
1447/1921	9/08/2021	CT	U	I	18	89,000
GRANTOR: TROUERBACH RENEE ANN						
GRANTEE: TURBERVILLE JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S28 E29 FOP= S2 E21N5 W21 S3$ N3 E21 FCP= S5 E12N25 W12 S20$ N20 FST= E12 N5 W12 S5$ N5 W10 FEP= N6 W20 S6E20$ W20$ PTR=N30 FDG= W21 S21 E21 N21$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 600

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 09/15/2022 BY CP Total Acres: 1.18 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS