COMM NE COR LOT 10 BLOCK B RUSSW
2, RUN N 472 FT TO NE COR OF PRO
ESTATES S/D UNIT 3, RUN W 112.60

MARKHAM SAMUEL WESLEY/MARKHAM ALEXIS TAYLOR
171 SW EMILY GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-313

BUILDING CHARACTERISTICS

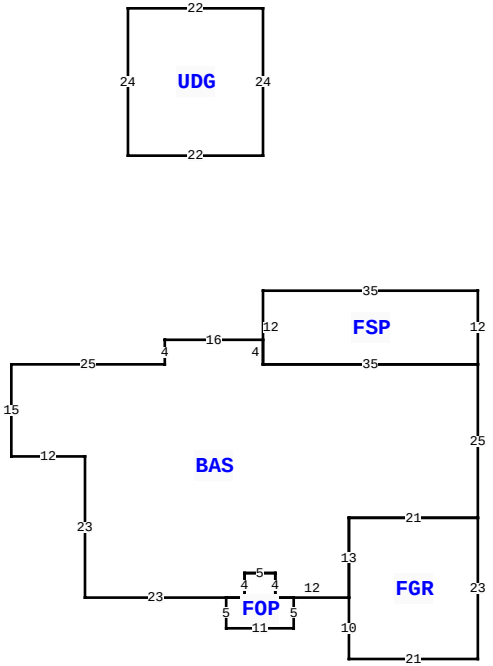
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	10416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100		2,383	235,169
FGR	483	55		266	26,250
FOP	75	30		22	2,171
FSP	420	40		168	16,579
UDG	528	55		290	28,619
TOTALS	3,889			3,129	308,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,129	118.0490	129.85	406,301	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 2383 HX Base Yr 2025



171 SW EMILY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	308,789
TOTAL MARKET OB/XF VALUE	13,443
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	357,232
SOH/AGL Deduction	17,045
ASSESSED VALUE	340,187
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	288,776
TOTAL JUST VALUE	357,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050480	Electrical Servic	0	07/31/2024
000044029	Roof Replacement	3,660	03/29/2022
000044031	Roof Replacement	16,000	03/29/2022
24606	GARAGE	165	06/08/2006
17897	SFR	499	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/2662	4/18/2024	WD	Q	I	01	425,000
GRANTOR: LAUBHAN NANCY M						
GRANTEE: MARKHAM SAMUEL WESL						
1465/2034	5/02/2022	WD	Q	I	01	399,000
GRANTOR: MARTINEZ JOSE L						
GRANTEE: LAUBHAN NANCY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S4 W25 S15 E12 S23 E23 FOP= S5 E11 N5 W3 N4 W5 S4 W3$ E3 N4 E5 S4 E12 FGR= S10 E21 N23 W21 S13$ N13 E21 N25 FSP= N12 W35 S12 E35$ W35 N4$ PTR= N30 UDG= N24 W22 S24 E22$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,862.00	UT	1.50	1.50	100	2001	2001	3	100	2,793	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,250	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,443

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS