LOT 3 EMERALD FOREST S/D.
ORB 777-1391, 777-1393,

HAGERMAN PAMELA GAIL
545 SW EMERALD STREET
LAKE CITY, FL 32024

2027

10-4S-16-02866-103

BUILDING CHARACTERISTICS

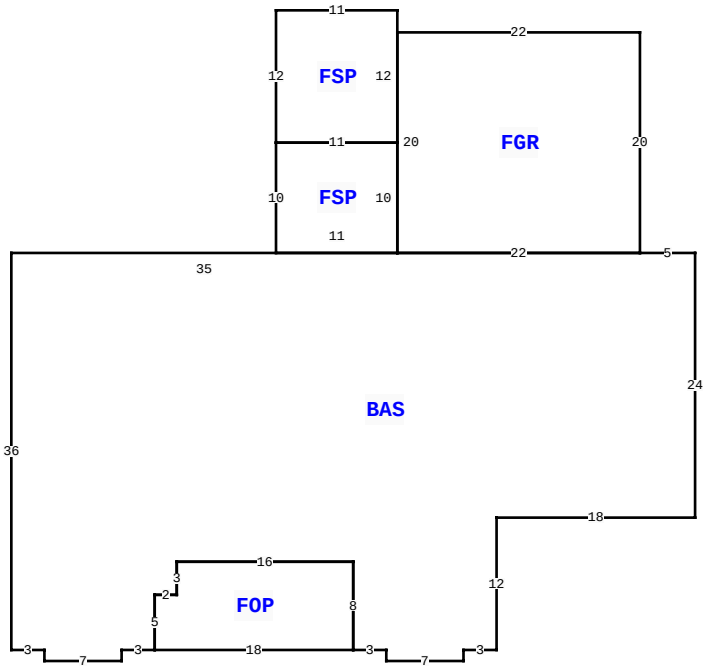
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100		1,892	142,075
FGR	440	55		242	18,173
FOP	138	30		41	3,079
FSP	110	40		44	3,304
FSP	132	40		53	3,980
TOTALS	2,712			2,272	170,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	104.0616	114.47	260,076	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2014 Heated Area: 1892 HX Base Yr 2014



545 SW EMERALD ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,610
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		208,210
SOH/AGL Deduction		73,570
ASSESSED VALUE		134,640
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		28,229
TOTAL JUST VALUE		208,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31758	MAINT/ALTR	50	02/24/2014
7395	SFR	49,000	07/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0361	6/21/2013	WD	Q	I	01	103,000
GRANTOR: SHIRLEY CASTEEL						
GRANTEE: PAMELA GAIL HAGERMA						
0777/1393	7/23/1993	WD	Q	I		89,000
GRANTOR: RUSSELL NORTH CONST						
GRANTEE: SHIRLEY CASTEEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FGR= N20 W22 S20 E22$ W22 FSP= N10 FSP= N12 W11 S12 E11$ W11 S10 E11$ W35 S36 E3 S1 E7 N1 E3 FOP= E18 N8 W16 S3 W2 S5$ N5 E2 N3 E16 S8 E3 S1 E7 N1 E3 N12 E18 N24$.

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	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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		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 01/24/2024 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS