LOT 14 EMERALD FOREST S/D.
772-675, 772-677, DC 1080-947, P

JULIACHS WILLIAM A
464 SW EMERALD ST
LAKE CITY, FL 32024

2027

10-4S-16-02866-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 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	01	01 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

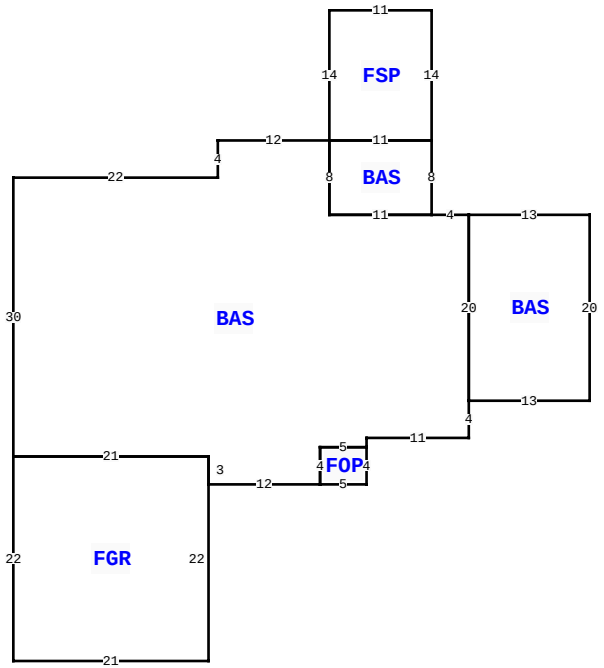
NEIGHBORHOOD/LOC 10416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	8,966
BAS	260	100		260	26,490
BAS	1,467	100		1,467	149,464
FGR	462	55		254	25,879
FOP	20	30		6	611
FSP	154	40		62	6,317
TOTALS	2,451			2,137	217,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	103.2016	113.52	242,592	1993	2015	0	0	0	10.25	89.75

1 SINGLE FAM 100% - 2023 Heated Area: 1815 HX Base Yr 2023



464 SW EMERALD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1,046.00	UT	1.40	1.40	100	0	0	3	100	1,464	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	70	1993	1993	3	70	1,103	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,726
TOTAL MARKET OB/XF VALUE		3,567
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,293
SOH/AGL Deduction		123,427
ASSESSED VALUE		132,866
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,455
TOTAL JUST VALUE		256,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042679	Roof Replacement	12,200	09/02/2021
15659	ADDN SFR	65	06/15/1999
6738	SFR	37,000	01/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/188	5/31/2022	WD	Q	I	01	292,000
GRANTOR: MCINNIS JOSHUA M						
GRANTEE: JULIACHS WILLIAM A						
1182/1682	10/15/2009	WD	Q	I	01	143,000
GRANTOR: MARILYN D LOVELACE						
GRANTEE: JOSHUA M & HEATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 FGR= S22 E21 N22 W21$ E21 S3 E12 FOP= E5 N4 W5 S4$ N4 E5 N1 E11 N4 BAS= E13 N20 W13 S20 $ N20 W4 BAS= N8 W11 S8E11$ W11 N8 FSP= E11 N14 W11 S14 $ W12 S4$.

LAND DESCRIPTION

TOTAL OB/XF 3,567

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