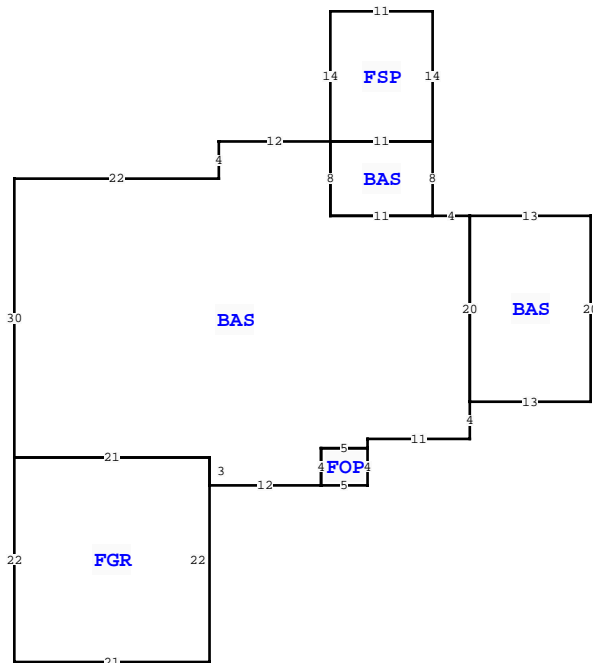


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

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	115.59	247,016	1993	2015	0	0	0	10.25	89.75
1 SINGLE FAM			100% - 2023	Heated Area: 1815			HX Base Yr 2023					



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	9,129
BAS	260	100		260	26,973
BAS	1,467	100		1,467	152,190
FGR	462	55		254	26,351
FOP	20	30		6	623
FSP	154	40		62	6,432
TOTALS	2,451			2,137	221,697

EXTRA FEATURES		464 SW EMERALD ST, LAKE CITY														
L N	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	UT	1.40	1.40	100	0	0	3	100	1,464	
2	0294	SHED WOOD/	0	100	12	24	UT	0.00	0.00	100	1999	1999	3	100	1,000	
3	0120	CLFENCE	4	0	100	0	UT	4.50	4.50	70	1993	1993	3	70	1,103	

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
TOTAL OB/XF 3,567				

LAND DESCRIPTION		TOTAL OB/XF 3,567																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			221,697	
TOTAL MARKET OB/XF VALUE			3,567	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			260,264	
SOH/AGL Deduction			131,268	
ASSESSED VALUE			128,996	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			77,585	
TOTAL JUST VALUE			260,264	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			262,783	

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\$.	