LOT 15 EMERALD FOREST S/D.

765-1768, 769-690, 877-1943, 895

POCOCK SHARON L
444 SW EMERALD ST
LAKE CITY, FL 32024

2027

10-4S-16-02866-115

BUILDING CHARACTERISTICS

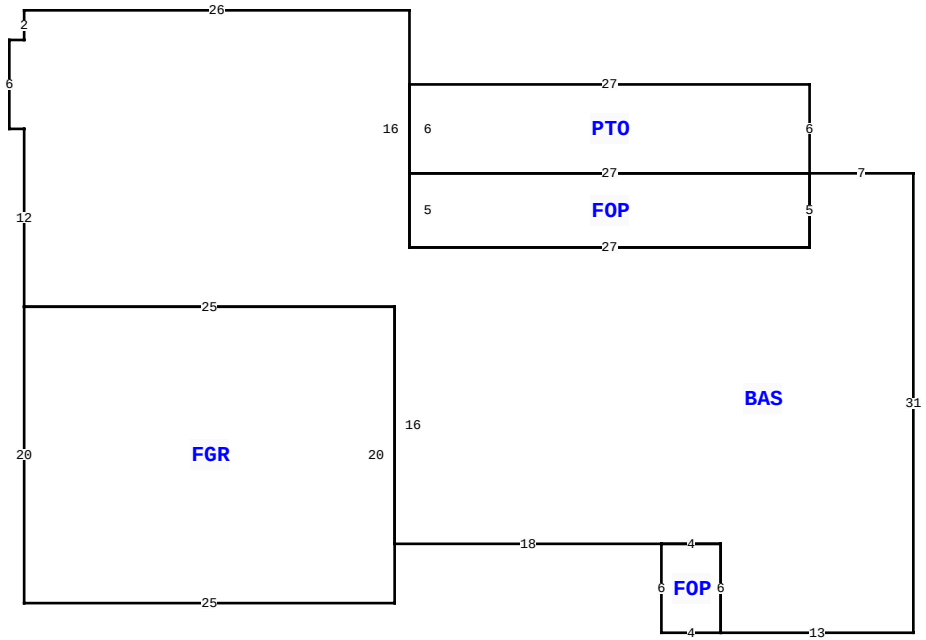
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,335	100		1,335	116,071
FGR	500	55		275	23,910
FOP	24	30		7	608
FOP	135	30		40	3,478
PTO	162	5		8	696
TOTALS	2,156			1,665	144,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	121.6000	133.76	222,710	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1335 HX Base Yr 2000



444 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	15	60	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	350.00	UT	7.50	7.50	40	1993	1993	3	40	1,050	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
5	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,762
TOTAL MARKET OB/XF VALUE		12,610
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		192,372
SOH/AGL Deduction		64,016
ASSESSED VALUE		128,356
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		71,945
TOTAL JUST VALUE		192,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049427	Storage Building	13,000	03/14/2024
31963	MAINT/ALTR	40	05/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1943	3/31/1999	WD	Q	I		87,900
GRANTOR: REBECCA PARK ALLBRITT						
GRANTEE: POCOCK						
0769/0690	12/30/1992	WD	Q	I		73,500
GRANTOR: NORTH CONST						
GRANTEE: REBECCA PARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N6 W27 S6 E27$FOP= W27 S5 E27 N5$ S5 W27 N16 W26 S2 W1 S6 E1 S12 FGR= S20 E25 N20 W25$ E25 S16 E18 FOP= S6 E4 N6 W4$ E4 S6 E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 12,610

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 06/14/2024 BY JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS