LOT 18 EMERALD FOREST S/D.

759-1056, WD 1317-2378, WD 1433-

KOEHLER JAPHETH/KOEHLER DANYALE D
382 SW EMERALD ST
LAKE CITY, FL 32024

2027

10-4S-16-02866-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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

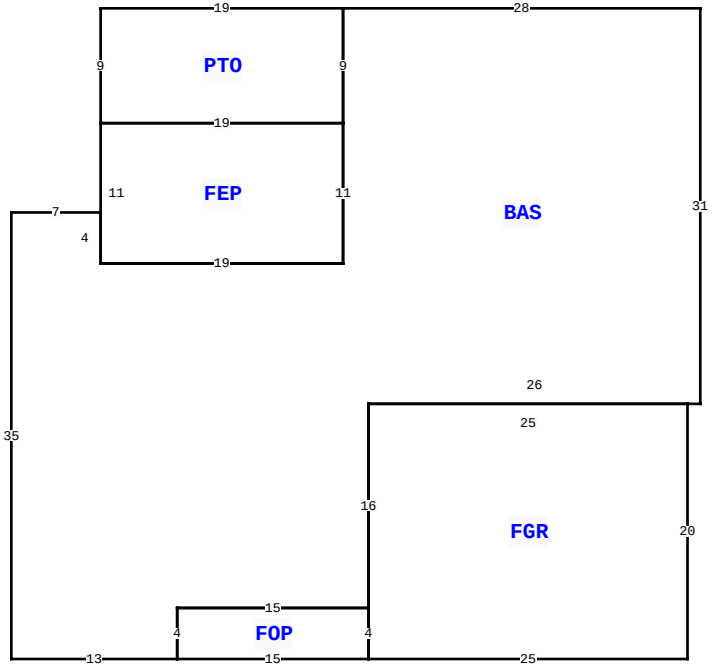
NEIGHBORHOOD/LOC 10416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	153,163
FEP	209	80		167	15,207
FGR	500	55		275	25,041
FOP	60	30		18	1,639
PTO	171	5		9	819
TOTALS	2,622			2,151	195,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	123.5520	135.91	292,342	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2024 Heated Area: 1682 HX Base Yr 2024



382 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	16	90	1,440.00	UT	1.40	1.40	100	0	0	3	100	2,016	
2	0166	CONC,PAVMT	0	100	3	45	135.00	UT	1.40	1.40	100	0	0	3	100	189	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,869
TOTAL MARKET OB/XF VALUE		7,353
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,222
SOH/AGL Deduction		0
ASSESSED VALUE		238,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,811
TOTAL JUST VALUE		238,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31366	MAINT/ALTR	105	08/20/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/221	3/19/2021	WD	Q	I	01	238,000
GRANTOR: COMPTON DARRELL R & S						
GRANTEE: KOEHLER JAPHETH						
1317/2378	6/27/2016	WD	Q	I	01	140,000
GRANTOR: SARAH C EGNATOVICH						
GRANTEE: DARRELL R & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S9 S11 W19 N4 W7 S35 E13 N4 E15 N16 E26 N31 $
FGR=[ORIG=-26,47] S4 E25 N20 W25 S16 $
FEP=[ORIG=-28,9] W19 S11 E19 N11 $
PTO=[ORIG=-28,0] W19 S9 E19 N9 $
FOP=[ORIG=-41,51] N4 E15 S4 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,353

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