LOT 20 EMERALD FOREST S/D.
ORB 759-1938, 891-1793,

SONI DHIMANT G/SONI GITA
115 SW ENCHANTED CT
LAKE CITY, FL 32024

2027

10-4S-16-02866-120

BUILDING CHARACTERISTICS

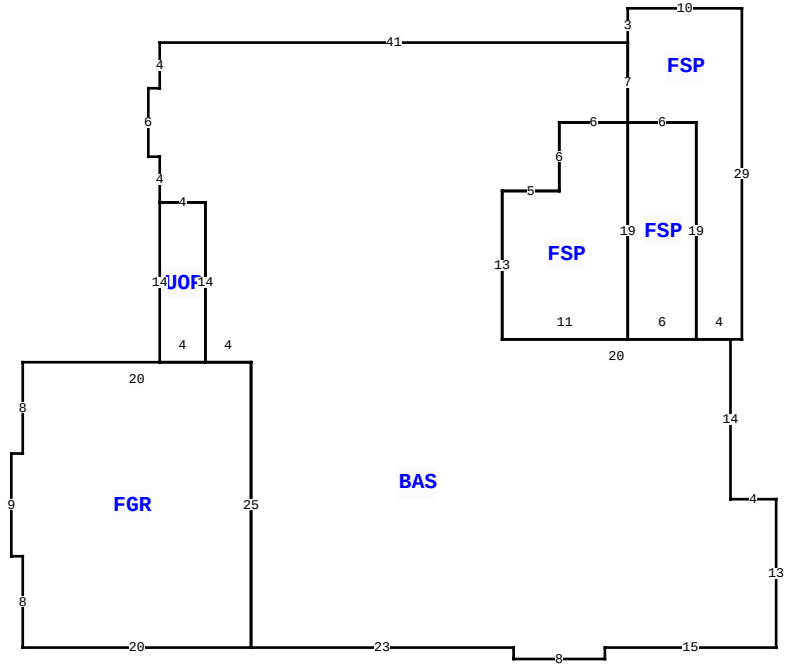
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		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	2,047	100		2,047	172,684
FGR	509	55		280	23,621
FSP	114	40		46	3,881
FSP	176	40		70	5,905
FSP	179	40		72	6,074
UOP	56	20		11	928
TOTALS	3,081			2,526	213,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	114.4640	125.91	318,049	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2000 Heated Area: 2047 HX Base Yr 2000



115 SW ENCHANTED CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,093
TOTAL MARKET OB/XF VALUE		29,450
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,543
SOH/AGL Deduction		90,614
ASSESSED VALUE		186,929
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,518
TOTAL JUST VALUE		277,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30649	MAINT/ALTR	50	12/11/2012
18514	POOL	100	07/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1793	11/09/1999	WD	Q	I		106,000
GRANTOR: VARNER'S						
GRANTEE: SONI'S						
0759/1938	5/07/1992	WD	Q	I		77,400
GRANTOR: DAUGHTRY-CRAWFORD						
GRANTEE: THEODORE VARNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S4 W1 S6 E1 S4 UOP= S14 E4 N14 W4$ E4 S14 E4FGR= W20 S8 W1 S9 E1 S8 E20 N25$ S25 E23 S1 E8 N1 E15 N13 W4 N14 W20 N13 E5 N6 E6 FSP= S19 W11 N13 E5 N6 E6$ FSP= E6S19 W6 N19$ N7$ FSP= S7 E6 S19 E4 N29 W10 S3$.

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	60	960.00	UT	1.40	1.40	100	1993	1993	3	100	1,344	
2	0280	POOL R/CON	0	100	0	0	548.00	UT	70.00	70.00	100	2001	2001	3	40	15,344	
3	0282	POOL ENCL	0	100	39	40	1,560.00	UT	15.00	15.00	100	2001	2001	3	40	9,360	
4	0169	FENCE/WOOD	0	100	0	0	336.00	UT	13.50	13.50	75	2007	2007	3	75	3,402	

LAND DESCRIPTION

TOTAL OB/XF 29,450

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