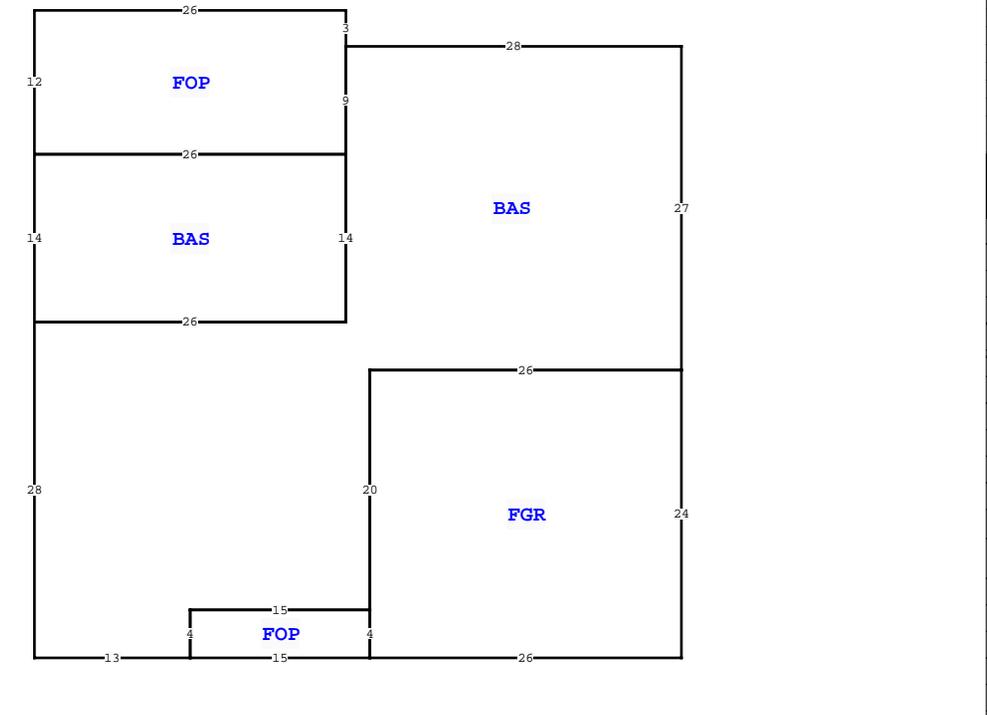


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,291	107.4760	120.37	275,768	1992	1992	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2013	Heated Area: 1836			HX Base Yr 2013					



MAP NUM	MKT AREA	06			
0100	SINGLE FAMILY				
NEIGHBORHOOD/LOC 10416.050 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	28,480
BAS	1,472	100		1,472	115,170
FGR	624	55		343	26,837
FOP	60	30		18	1,409
FOP	312	30		94	7,355
TOTALS	2,832			2,291	179,249

435 SW EMERALD ST, LAKE CITY

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

EXTRA FEATURES																	
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	20	51	1,020.00	UT	1.50	1.50	100	0	0	3	100	1,530	
2	0210	GARAGE U	0	100	0	0	784.00	UT	16.00	16.00	30	1995	1995	3	30	3,763	
3	0166	CONC, PAVMT	0	100	5	28	140.00	UT	1.50	1.50	100	1995	1995	3	100	210	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

TOTAL OB/XF 7,003

LAND DESCRIPTION																								
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 BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	179,249			
TOTAL MARKET OB/XF VALUE	7,003			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	221,252			
SOH/AGL Deduction	86,072			
ASSESSED VALUE	135,180			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	83,769			
TOTAL JUST VALUE	221,252			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	221,252			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30693	MAINT/ALTR	45	12/31/2012
9719	GARAGE	50	05/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0557	12/28/2012	WD	U	I	38	114,500
GRANTOR: JOHN & DANA REYNOLDS						
GRANTEE: BRIAN H & LISA R TI						
1224/2498	11/15/2011	WD	U	I	11	0
GRANTOR: ROBIN D & DOROTHY D P						
GRANTEE: JOHN & DANA REYNOLD						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W28 FOP= N3 W26 S12 E26 N9\$ S9 BAS= W26 S14E26 N14\$ S14 W26 S28 E13 FOP= N4 E15 S4 W15\$ N4 E15 FGR= N20 E26 S24 W26 N4\$ N20E26N27\$ .												