LOT 26 EMERALD FOREST S/D.
ORB 759-828, WD 989-244, WD 1059

TILLMAN BRIAN H/TILLMAN LISA R
435 SW EMERALD ST
LAKE CITY, FL 32024

2027

10-4S-16-02866-126

BUILDING CHARACTERISTICS

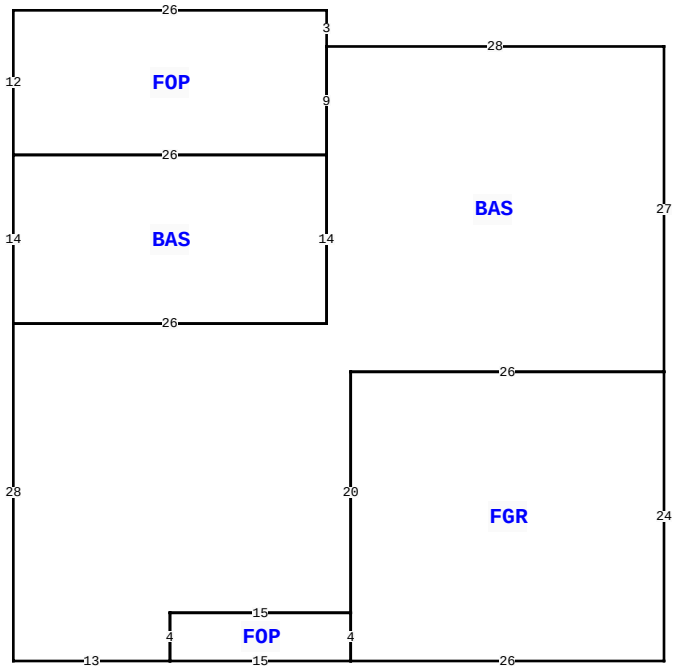
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
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	364	100		364	27,971
BAS	1,472	100		1,472	113,113
FGR	624	55		343	26,357
FOP	60	30		18	1,383
FOP	312	30		94	7,223
TOTALS	2,832			2,291	176,047

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	118.22	270,842	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1836 HX Base Yr 2013



435 SW EMERALD ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,047
TOTAL MARKET OB/XF VALUE	7,003
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	218,050
SOH/AGL Deduction	78,815
ASSESSED VALUE	139,235
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,824
TOTAL JUST VALUE	218,050
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

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,003

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