LOT 28 EMERALD FOREST PHASE 2.
772-475,477, CT 1239-849, SWD 12

PATEL KANZILKUMAR N/PATEL NARENDRA BHAI
321 SW EMERALD ST
LAKE CTIY, FL 32024

2027

11-4S-16-02919-128

BUILDING CHARACTERISTICS

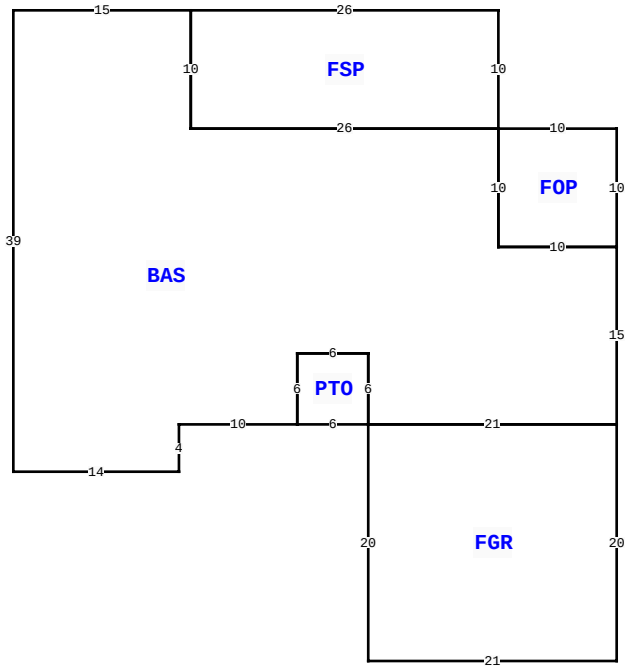
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	11416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100		1,345	109,761
FGR	420	55		231	18,851
FOP	100	30		30	2,448
FSP	260	40		104	8,487
PTO	36	5		2	163
TOTALS	2,161			1,712	139,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	113.0920	124.40	212,973	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2014 Heated Area: 1345 HX Base Yr 2014



321 SW EMERALD ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,710
TOTAL MARKET OB/XF VALUE		3,102
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		177,812
SOH/AGL Deduction		58,549
ASSESSED VALUE		119,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,852
TOTAL JUST VALUE		177,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6736	SFR	33,000	01/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/2557	7/02/2021	WD	U	I	30	66,000
GRANTOR: PATEL KANZILKUMAR NAR						
GRANTEE: PATEL KANZILKUMAR N						
1261/1012	9/12/2013	WD	Q	I	01	113,000
GRANTOR: NORMAN HEIMS TRUSTEE						
GRANTEE: KANZILKUMAR N PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N10 W15 S39 E14 N4 E10 PTO= E6 N6 W6 S6$ N6 E6 S6
FGR= S20 E21 N20 W21$ E21N15 FOP= N10 W10 S10 E10 $ W10 N10$
FSP= N10 W26 S10 E26$.

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	0	0	994.00	UT	1.40	1.40	100	0	0	3	100	1,392	
2	0120	CLFENCE 4	0	100	0	0	380.00	UT	4.50	4.50	100	1993	1993	3	100	1,710	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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 11/09/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS