LOT 31 EMERALD FOREST PHASE 2.
ORB 768-1773, 768-1777

HANSEN ROBERT T/HANSEN MARY ANN
253 SW EMERALD ST
LAKE CITY, FL 32024

2027

11-4S-16-02919-131

BUILDING CHARACTERISTICS

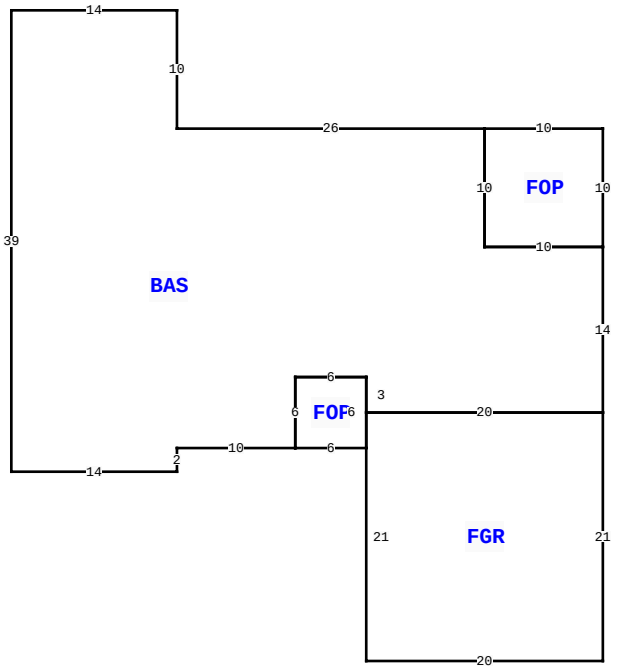
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,322	100		1,322	110,497
FGR	420	55		231	19,308
FOP	36	30		11	919
FOP	100	30		30	2,508
TOTALS	1,878			1,594	133,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	116.9000	128.59	204,972	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1322 HX Base Yr



253 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	18	60	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,232
TOTAL MARKET OB/XF VALUE		6,912
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		175,144
SOH/AGL Deduction		57,695
ASSESSED VALUE		117,449
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		61,038
TOTAL JUST VALUE		175,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051230	Remodel	4,511	10/24/2024
000043234	Roof Replacement	9,900	11/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/1777	12/15/1992	WD	Q	I		63,900

GRANTOR: DDP-CRAWFORD CONST

GRANTEE: ROBERT HANSEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N10 W14 S39 E14 N2 E10 FOP= E6 N6 W6 S6$ N6 E6 S3
FGR= S21 E20 N21 W20$ E20N14 FOP= N10 W10 S10 E10 $ W10 N10$.

LAND DESCRIPTION

TOTAL OB/XF 6,912

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