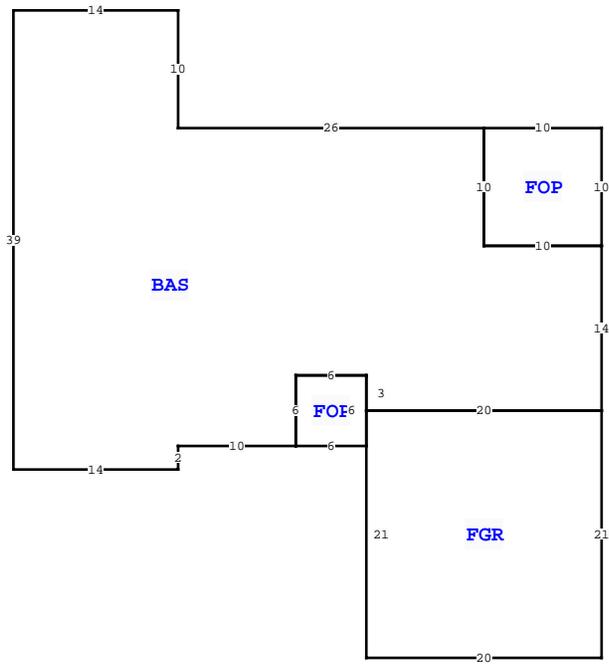


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0			Heated Area: 1322					HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		138,081	
TOTAL MARKET OB/XF VALUE		6,912	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		179,993	
SOH/AGL Deduction		65,965	
ASSESSED VALUE		114,028	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		57,617	
TOTAL JUST VALUE		179,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,821	

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

DOR CODE		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	114,519
FGR	420	55		231	20,010
FOP	36	30		11	953
FOP	100	30		30	2,599
TOTALS	1,878			1,594	138,081

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

TOTAL OB/XF														6,912			
253 SW EMERALD ST, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/14/2026
														INC DATE		AG DATE	MLU

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													
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										