LOT 36 EMERALD FOREST PHASE 2.
ORB 764-195, 845-1714, 947-811,

BUSHELL JOSEPH W JR
145 SW EMERALD ST
LAKE CITY, FL 32024

**2027**

**11-4S-16-02919-136**

## BUILDING CHARACTERISTICS

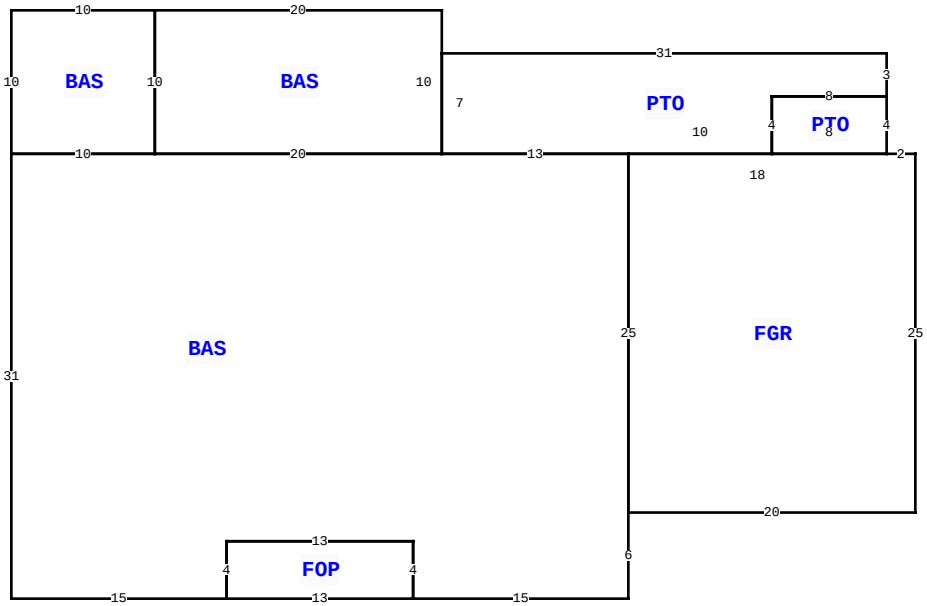
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 100 | 100 | | 100 | 8,357 |
| BAS | 200 | 100 | | 200 | 16,715 |
| BAS | 1,281 | 100 | | 1,281 | 107,059 |
| FGR | 500 | 55 | | 275 | 22,983 |
| FOP | 52 | 30 | | 16 | 1,337 |
| PTO | 32 | 5 | | 2 | 167 |
| PTO | 185 | 5 | | 9 | 752 |
| TOTALS | 2,350 | | | 1,883 | 157,370 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,883 | 115.8180 | 127.40 | 239,894 | 1993 | 1993 | 0 | 0 | 0 | 34.40 | 65.60 |

1 SINGLE FAM 100% - 2021 Heated Area: 1581 HX Base Yr 2021




145 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 | 0 | 0 | 1,066.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,492 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 20 | 10 | 200.00 | UT | 70.00 | 70.00 | 100 | 1995 | 1995 | 3 | 40 | 5,600 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 210.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 315 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 90.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 405 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 80.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 6 | 0282 | POOL ENCL | 0 | 100 | 16 | 26 | 416.00 | UT | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 40 | 2,496 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 157,370 |
| TOTAL MARKET OB/XF VALUE | 11,708 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 204,078 |
| SOH/AGL Deduction | 48,026 |
| ASSESSED VALUE | 156,052 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 104,641 |
| TOTAL JUST VALUE | 204,078 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 206,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049750 | Roof Replacement | 18,815 | 05/08/2024 |
| 10405 | POOL | 57 | 11/03/1995 |
| 6797 | SFR | 32,000 | 01/29/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1310/1333 | 2/29/2016 | WD | Q | I | 01 | 131,500 |
| GRANTOR: BETTY A LOCK | | | | | | |
| GRANTEE: JOSEPH W BUSHELL JR | | | | | | |
| 1017/0151 | 5/28/2004 | WD | Q | I | | 112,000 |
| GRANTOR: JOANNE DOWELL | | | | | | |
| GRANTEE: BETTY A LOCK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 BAS= N10 W20 S10 E20$ W20 BAS= N10 W10 S10 E10$ W10 S 31 E15 FOP= E13N4 W13 S4$ N4 E13 S4 E15 N6 FGR= E20 N25 W2 PTO= N4 W8 S4 E8$ W18 S25$ N25$ PTO= E10N4 E8 N3 W31 S7 E13 $.

## LAND DESCRIPTION

TOTAL OB/XF 11,708

| 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 06/03/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS