LOT 43 EMERALD FOREST PHASE 2.

765-1775, 768-189, 824-1580, 829

MILLINDER JOSEPH E
216 SW EMERALD ST
LAKE CITY, FL 32024-4123

2027

11-4S-16-02919-143

BUILDING CHARACTERISTICS

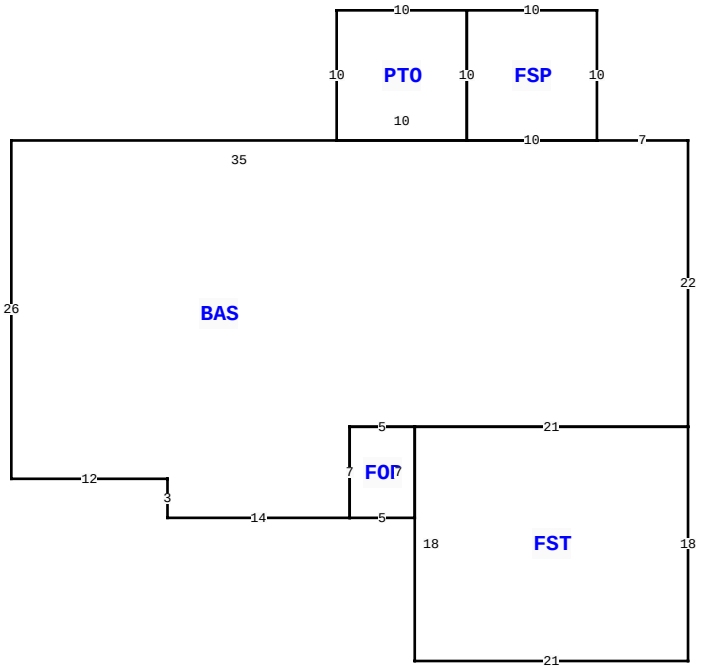
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,290	100		1,290	107,546
FOP	35	30		10	834
FSP	100	40		40	3,335
FST	378	55		208	17,341
PTO	100	5		5	417
TOTALS	1,903			1,553	129,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	116.6000	128.26	199,188	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1290 HX Base Yr 2000



216 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	99	15	1,485.00	UT	1.40	1.40	100	0	0	3	100	2,079	
2	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	75	1993	1993	3	75	720	
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1993	1993	3	100	1,800	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,472
TOTAL MARKET OB/XF VALUE		8,099
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		172,571
SOH/AGL Deduction		56,239
ASSESSED VALUE		116,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,921
TOTAL JUST VALUE		172,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/04	7/29/2025	LE	U	I	14	100
GRANTOR: MILLINDER JOSEPH E						
GRANTEE: MILLINDER JOSEPH E						
0881/1348	5/26/1999	WD	Q	I		81,000
GRANTOR: PACKER						
GRANTEE: MILLINDER'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W10 W35 S26 E12 S3 E14 N7 E5 E21 N22 $
FST=[ORIG=-21,22] S18 E21 N18 W21 $
FSP=[ORIG=-7,0] N10 W10 S10 E10 $
PTO=[ORIG=-17,0] N10 W10 S10 E10 $
FOP=[ORIG=-26,29] E5 N7 W5 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,099

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