LOT 46 EMERALD FOREST PHASE 2.
766-2143, PB 1454-76, PB 1462-21

SEARS ROSS JAY/SEARS SARA MAE
274 SW EMERALD ST
LAKE CITY, FL 32024

**2026**

**11-4S-16-02919-146**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

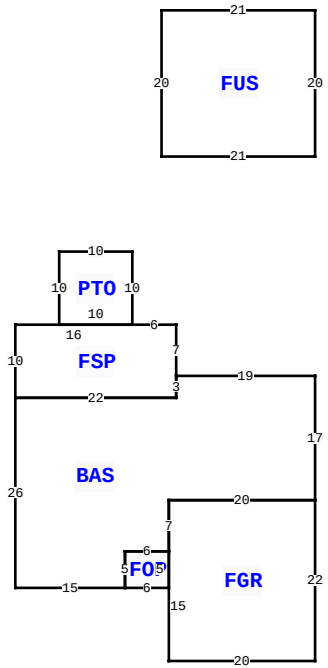
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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 | 853 | 100 | | 853 | 95,082 |
| FGR | 440 | 55 | | 242 | 26,975 |
| FOP | 30 | 30 | | 9 | 1,003 |
| FSP | 220 | 40 | | 88 | 9,809 |
| FUS | 420 | 100 | | 420 | 46,817 |
| PTO | 100 | 5 | | 5 | 557 |
| TOTALS | 2,063 | | | 1,617 | 180,244 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,617 | 126.1638 | 143.83 | 232,573 | 1992 | 2005 | 0 | 0 | 0 | 22.50 | 77.50 |

1 SINGLE FAM 100% - 2026 Heated Area: 1273 HX Base Yr 2026




274 SW EMERALD ST, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 180,244 |
| TOTAL MARKET OB/XF VALUE | | 3,789 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 219,033 |
| SOH/AGL Deduction | | 21,926 |
| ASSESSED VALUE | | 197,107 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,696 |
| TOTAL JUST VALUE | | 219,033 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 184,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/744 | 4/14/2025 | WD | Q | I | 01 | 275,000 |
| GRANTOR: SAVO ALFREDO | | | | | | |
| GRANTEE: SEARS ROSS JAY | | | | | | |
| 1477/2780 | 10/22/2022 | WD | Q | I | 01 | 230,000 |
| GRANTOR: TALBOTT HEATHER | | | | | | |
| GRANTEE: SAVO ALFREDO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 FSP= N7 W6 PTO= N10 W10 S10 E10$ W16 S10E22N3$ S3W22S26 E15 FOP= E6 N5 W6 S5$ N5 E6 FGR= S15 E20 N22 W20 S7$ N7 E20 N17$ PTR=N30 FUS= N20 W21 S20 E21$ S30$.

## 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 | 16 | 60 | 960.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,344 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 80.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 250.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 1,125 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,789

| 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 07/23/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/13/2026 BY SYS