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

2027

11-4S-16-02919-146

BUILDING CHARACTERISTICS

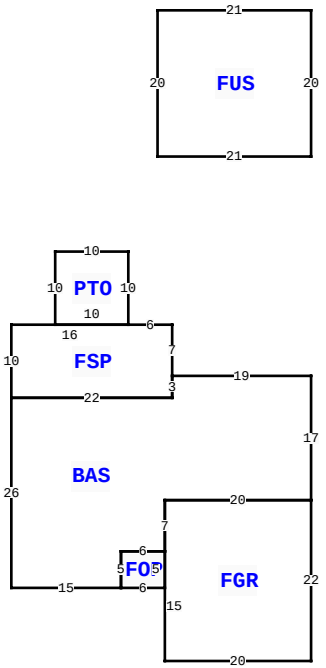
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	91,744
FGR	440	55		242	26,028
FOP	30	30		9	968
FSP	220	40		88	9,465
FUS	420	100		420	45,173
PTO	100	5		5	538
TOTALS	2,063			1,617	173,915

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	138.78	224,407	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,915
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		212,704
SOH/AGL Deduction		12,949
ASSESSED VALUE		199,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,344
TOTAL JUST VALUE		212,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,863

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$.

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 11/17/2026 BY SYS