LOT 47 EMERALD FOREST PHASE 2.
767-717, 767-719, 769-1147, 947-

MONTEMURNO MATTHEW/MONTEMURNO MYRANDA LEEANN
292 SW EMERALD ST
LAKE CITY, FL 32024

2026

11-4S-16-02919-147

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

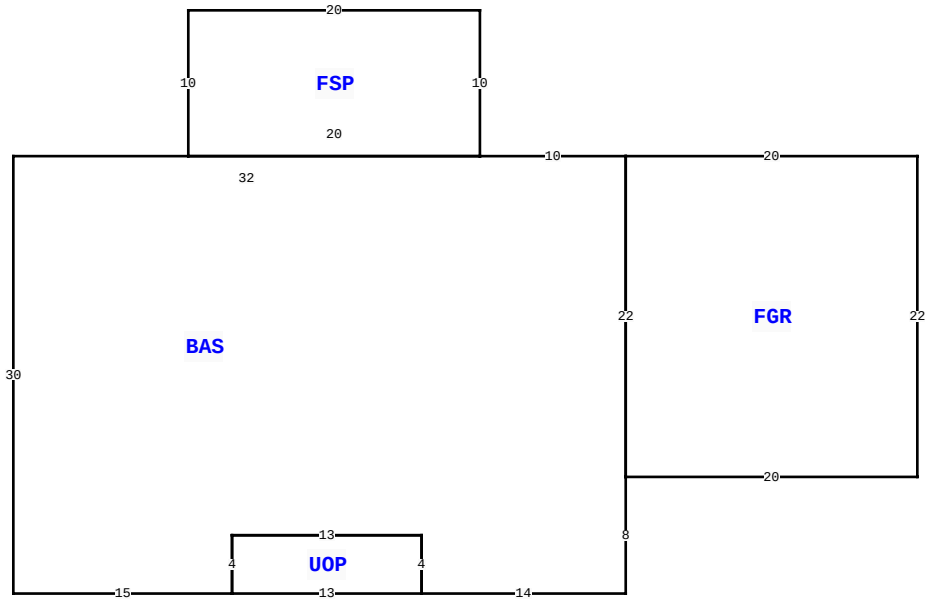
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,208	100		1,208	153,074
FGR	440	55		242	30,665
FSP	200	40		80	10,137
UOP	52	20		10	1,267
TOTALS	1,900			1,540	195,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	124.5420	141.98	218,649	1992	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2023 Heated Area: 1208 HX Base Yr 2023



292 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		195,144
TOTAL MARKET OB/XF VALUE		5,467
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,611
SOH/AGL Deduction		13,859
ASSESSED VALUE		221,752
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,341
TOTAL JUST VALUE		235,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042552	Roof Replacement	12,125	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1688	12/19/2022	WD	Q	I	01	250,000
GRANTOR: PODLASZEWSKI EDWARD						
GRANTEE: MONTEMURNO MATTHEW						
1287/2292	12/30/2014	WD	U	I	12	100,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EDWARD & MARIA PODL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N10 W20 S10 E20$ W32 S30 E15 UOP= E13 N4W13 S4$ N4 E13 S4 E14 N8 FGR= E20 N22 W20 S22$ N22$.

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	18	60	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0169	FENCE/WOOD	0	100	0	0	168.00	UT	7.50	7.50	100	1993	1993	3	100	1,260	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	230.00	UT	6.50	6.50	100	2009	2009	3	100	1,495	

LAND DESCRIPTION

TOTAL OB/XF 5,467

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 BC Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/13/2026 BY SYS