LOT 50 EMERALD FOREST S/D PHASE
943-1255, WD 1062-1295, WD 1089-

GNEWUCH JOANN
157 SW EDNA CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-250

BUILDING CHARACTERISTICS

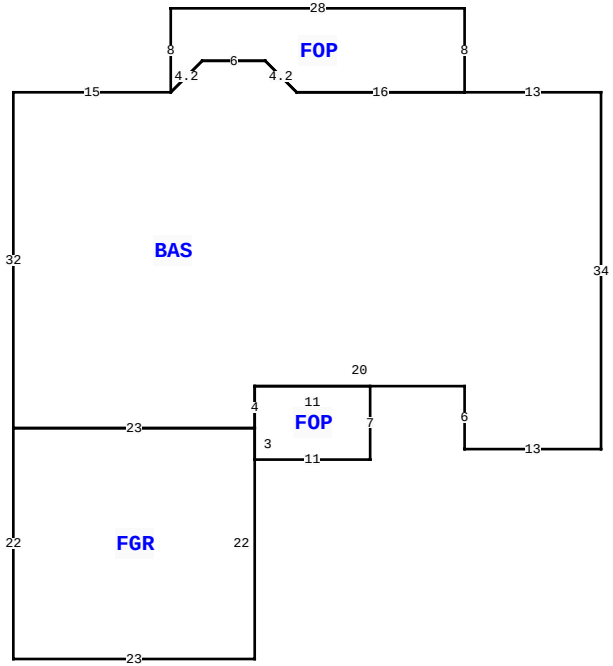
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,765	100		1,765	201,280
FGR	506	55		278	31,703
FOP	77	30		23	2,623
FOP	197	30		59	6,729
TOTALS	2,545			2,125	242,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	127.9950	140.79	299,179	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1765 HX Base Yr 2007



157 SW EDNA CT, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,112.00	UT	2.50	2.50	100	2006	2006	3	100	2,780	
3	0140	CLFENCE 6	0	100	0	0	80.00	UT	8.50	8.50	100	2009	2009	3	100	680	
4	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,335
TOTAL MARKET OB/XF VALUE		7,410
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,745
SOH/AGL Deduction		93,378
ASSESSED VALUE		191,367
TOTAL EXEMPTION VALUE	HX HB DX WX	61,411
BASE TAXABLE VALUE		129,956
TOTAL JUST VALUE		284,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23883	SFR	549	11/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2731	10/03/2023	LE	U	I	14	100
GRANTOR: GNEWUCH GUSTAVE N (EN						
GRANTEE: GNEWUCH LAURA LEE (						
1089/1133	6/30/2006	WD	Q	I		232,900
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: GUSTAVE N & JOANN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W28 S8 R3 U3 E6 D3 R3 E16$ W16 L3 U3 W6 D3 L3 W15 S32 FGR= S22 E23 N22 W23$ E23 FOP= S3 E11 N7 W11 S4$ N4 E20 S6 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 7,410

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 KS Total Acres: 0.62 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS