LOT 55 EMERALD FOREST S/D PHASE
785-561, WD 1071-2087, CT 1239-1

MCDANIEL ANTHONY
253 SW EDNA CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-255

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	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
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/

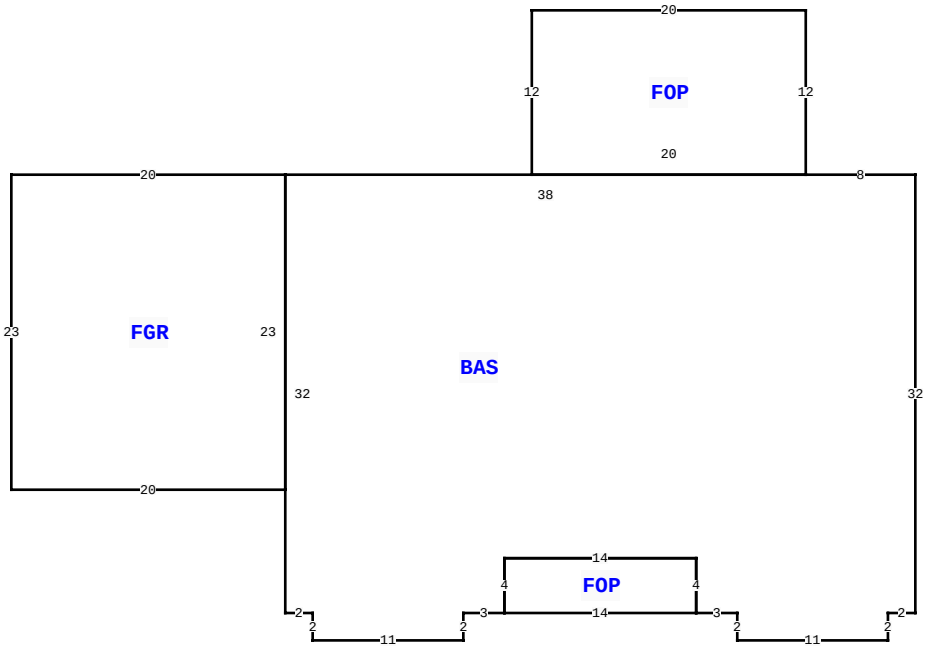
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	156,295
FGR	460	55		253	27,084
FOP	56	30		17	1,820
FOP	240	30		72	7,708
TOTALS	2,216			1,802	192,907

253 SW EDNA CT, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	116.0320	127.64	230,007	1994	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2027 Heated Area: 1460 HX Base Yr 2027



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	0	0	1,760.00	UT	1.50	1.50	100	0	0	3	100	2,640	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1994	1994	3	100	1,350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,907
TOTAL MARKET OB/XF VALUE		3,990
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		231,897
SOH/AGL Deduction		0
ASSESSED VALUE		231,897
TOTAL EXEMPTION VALUE	HX HB 13	231,897
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		231,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056867	Electrical Servic		10/28/2026
000055683	Storage Building	30,350	05/15/2026
000055514	Right-of-Way Acce		04/17/2026
7839	SFR	43,000	11/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2197	2/27/2026	WD	Q	I	01	289,900
GRANTOR: FRAZIER HOLLY						
GRANTEE: MCDANIEL ANTHONY						
1541/2140	6/04/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BRUNE						
GRANTEE: FRAZIER HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N12 W20 S12 E20$ W38 FGR= W20 S23 E20 N23$ S32 E2 S2 E11 N2 E3 FOP= E14 N4 W14 S4$ N4 E14 S4 E3 S2 E11N2 E2 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,990

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 11/16/2026 BY Nick Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS