LOT 56 EMERALD FOREST S/D PHASE
786-672,987-1222, WD 1270-735, W

HIGGINS DANIEL/HIGGINS BETH
269 SW EDNA CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-256

BUILDING CHARACTERISTICS

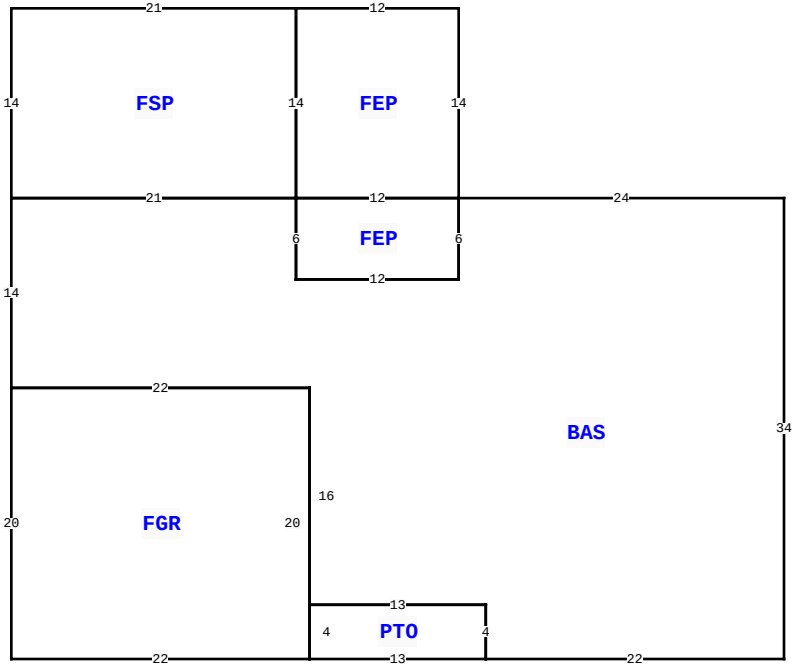
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,374	100		1,374	144,820
FEP	72	80		58	6,114
FEP	168	80		134	14,124
FGR	440	55		242	25,507
FSP	294	40		118	12,438
PTO	52	5		3	316
TOTALS	2,400			1,929	203,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	119.7756	131.75	254,146	1994	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1374 HX Base Yr 2026



269 SW EDNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	203,317
TOTAL MARKET OB/XF VALUE	9,580
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	247,897
SOH/AGL Deduction	0
ASSESSED VALUE	247,897
TOTAL EXEMPTION VALUE	HX HB 13 247,897
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	247,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7947	SFR	41,000	01/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2205	8/12/2025	WD	Q	I	01	299,900
GRANTOR: PICKLO ANDREW						
GRANTEE: HIGGINS DANIEL						
1376/1534	1/16/2019	WD	Q	I	01	174,400
GRANTOR: CHRISTOPHER MICHAEL &						
GRANTEE: ANDREW PICKLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N14 W12 S14 E12$FEP= W12 S6 E12 N6$ S6 W12 N6
FSP= N14 W21 S14 E21$ W21 S14 FGR= S20 E22 N20 W22$E22 S16
PTO= S4 E13 N4 W13$ E13 S4 E22 N34$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,165	
2	0166	CONC,PAVMT	0	100	0	0	1,990.00	UT	1.50	1.50	100	0	0	3	100	2,985	
3	0166	CONC,PAVMT	0	100	25	29	725.00	UT	2.00	2.00	100	2003	2003	3	100	1,450	
4	0296	SHED METAL	0	100	11	16	176.00	UT	5.00	5.00	100	2003	2003	3	100	880	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 9,580

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 09/18/2025 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS