LOT 57 EMERALD FOREST S/D PHASE
782-1049, WD 1213-1609, WD 1432-

FILLYAW RYAN/FILLYAW KAYLA
275 SW EDNA CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-257

BUILDING CHARACTERISTICS

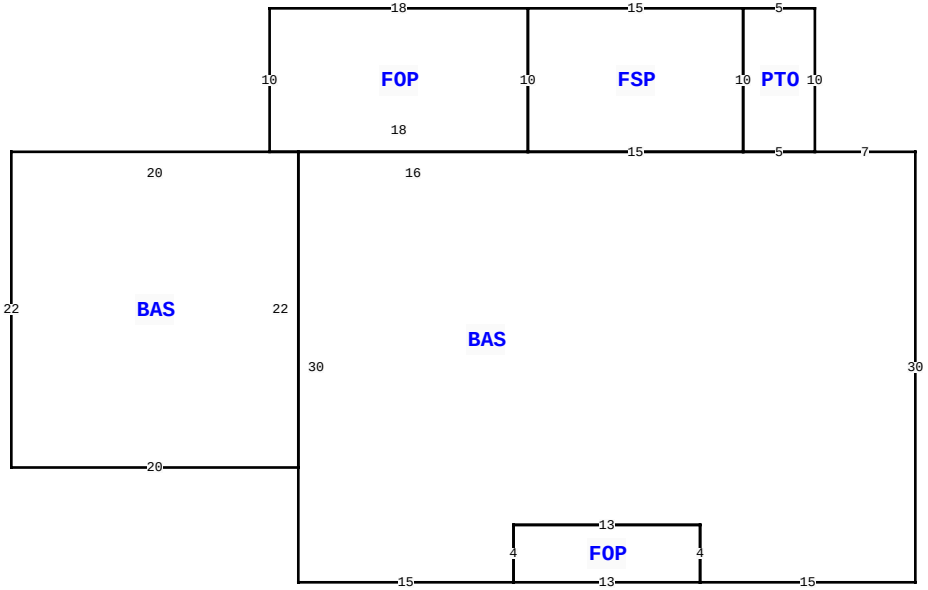
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	440	100		440	36,259
BAS	1,238	100		1,238	102,020
FOP	52	30		16	1,319
FOP	180	30		54	4,450
FSP	150	40		60	4,944
PTO	50	5		2	165
TOTALS	2,110			1,810	149,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	114.2000	125.62	227,372	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2023 Heated Area: 1678 HX Base Yr 2023



275 SW EDNA CT, 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	0	0	1,216.00	UT	1.50	1.50	100	0	0	3	100	1,824	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	500.00	UT	1.50	1.50	100	1994	1994	3	100	750	
4	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0030	BARN,MT	0	100	20	44	1.00	UT	13,200.00	13,200.00	100	2024	2023		100	13,200	
8	0060	CARPORT F	0	100	22	36	1.00	UT	5,544.00	5,544.00	100	2024	2023		100	5,544	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,156
TOTAL MARKET OB/XF VALUE		38,804
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		222,960
SOH/AGL Deduction		0
ASSESSED VALUE		222,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,549
TOTAL JUST VALUE		222,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10033	POOL	85	08/03/1995
7690	SFR	31,000	10/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1644	3/12/2021	WD	U	I	11	100
GRANTOR: NESMITH SHELIA L FKA						
GRANTEE: FILLYAW RYAN						
1432/2007	3/12/2021	WD	Q	I	01	185,000
GRANTOR: NESMITH SHEILA L						
GRANTEE: FILLYAW RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N10 W5 S10 E5$ W5 FSP= N10 W15 S10 E15 $ W15 FOP= N10 W18 S10 E18$ W16 BAS= W20 S22 E20 N22$ S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N30$.

LAND DESCRIPTION

TOTAL OB/XF 38,804

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 JB Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS