

LOT 58 EMERALD FOREST S/D
 PHASE 3, 771-1523,1524,
 DC 844-2236, LE 1072-420,

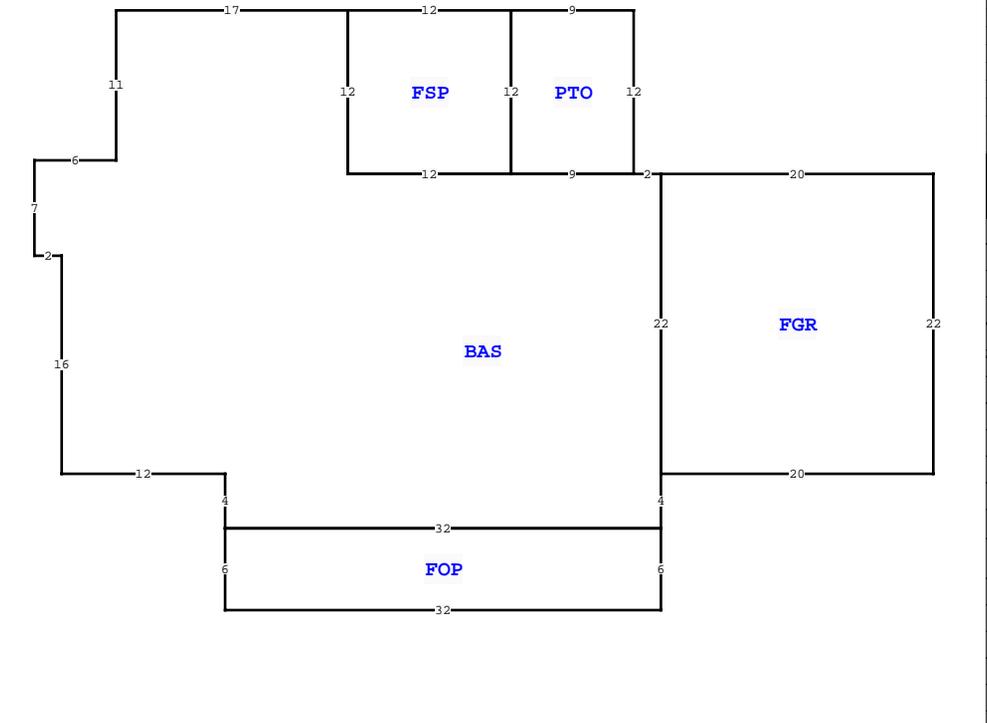
SWEAT CAMERON
 276 SW EDNA CT
 LAKE CITY, FL 32024

2026

11-4S-16-02919-258


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 80 |
| Exterior Wall | 05 AVERAGE 20 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 12 HARDWOOD 90 |
| Interior Floor | 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 |
| Architectural | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,681 | 116.3000 | 130.26 | 218,967 | 1993 | 1993 | 0 | 0 | 35.00 | 65.00 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,318 | 100 | | 1,318 | 111,594 |
| FGR | 440 | 55 | | 242 | 20,490 |
| FOP | 192 | 30 | | 58 | 4,911 |
| FSP | 144 | 40 | | 58 | 4,911 |
| PTO | 108 | 5 | | 5 | 423 |
| TOTALS | 2,202 | | | 1,681 | 142,329 |

| EXTRA FEATURES | | 276 SW EDNA CT, LAKE CITY | |
|----------------|------------|---------------------------|----------------|
| L N | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0190 | FPLC PF | 1,200.00 |
| 2 | 0166 | CONC,PAVMT | 1,400.00 |
| 3 | 0294 | SHED WOOD/ | 500.00 |
| 4 | 0296 | SHED METAL | 500.00 |
| 5 | 0169 | FENCE/WOOD | 1,500.00 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 142,329 |
| TOTAL MARKET OB/XF VALUE | | | 5,842 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 183,171 |
| SOH/AGL Deduction | | | 71,538 |
| ASSESSED VALUE | | | 111,633 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 60,222 |
| TOTAL JUST VALUE | | | 183,171 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 183,171 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1323/2780 | 10/14/2016 | WD | U | I | 12 | 125,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CAMERON SWEAT | | | | | | |
| 1311/0507 | 3/11/2016 | WD | U | I | 12 | 100 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W17 S11 W6 S7 E2 S16 E12S4 FOP= S6 E32 N6 W32\$ E32 N4 | |
| FGR= E20 N22 W20 S22 \$ N22W2 PTO= N12 W9 S12 E9\$ W9 FSP= N12 | |
| W12 S12 E12\$ W12 N12\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |