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

2027

11-4S-16-02919-258

BUILDING CHARACTERISTICS

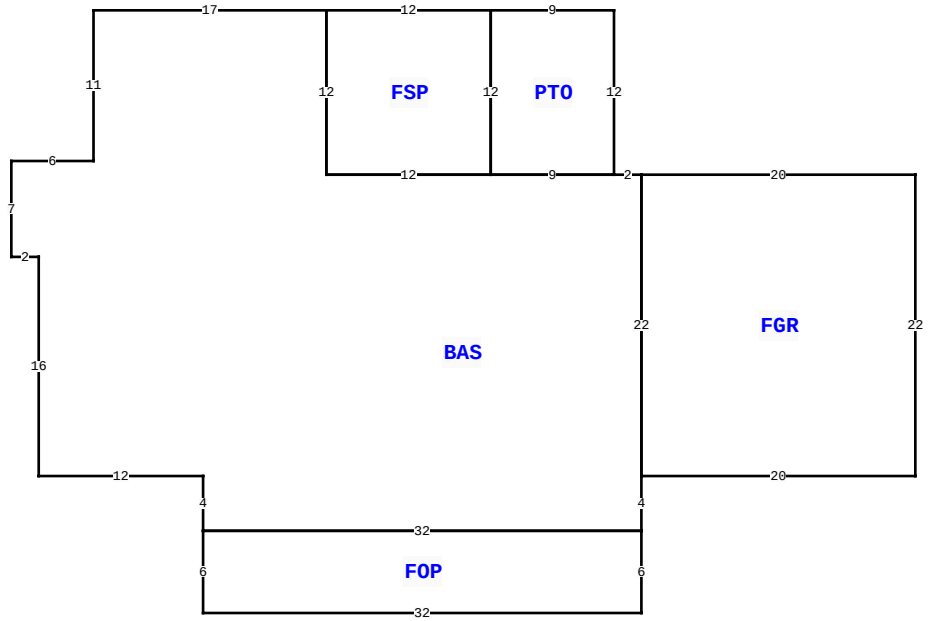
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,318	100		1,318	109,598
FGR	440	55		242	20,123
FOP	192	30		58	4,823
FSP	144	40		58	4,823
PTO	108	5		5	416
TOTALS	2,202			1,681	139,782

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	127.93	215,050	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1318 HX Base Yr 2017



276 SW EDNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,782
TOTAL MARKET OB/XF VALUE		5,842
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		180,624
SOH/AGL Deduction		65,642
ASSESSED VALUE		114,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,571
TOTAL JUST VALUE		180,624
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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,716.00	UT	1.40	1.40	100	0	0	3	100	2,402	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,842

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