LOT 63 EMERALD FOREST S/D
PHASE 3.

WATSON ROBERT W/WATSON GLENDA F
196 SW EDNA CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-263

BUILDING CHARACTERISTICS

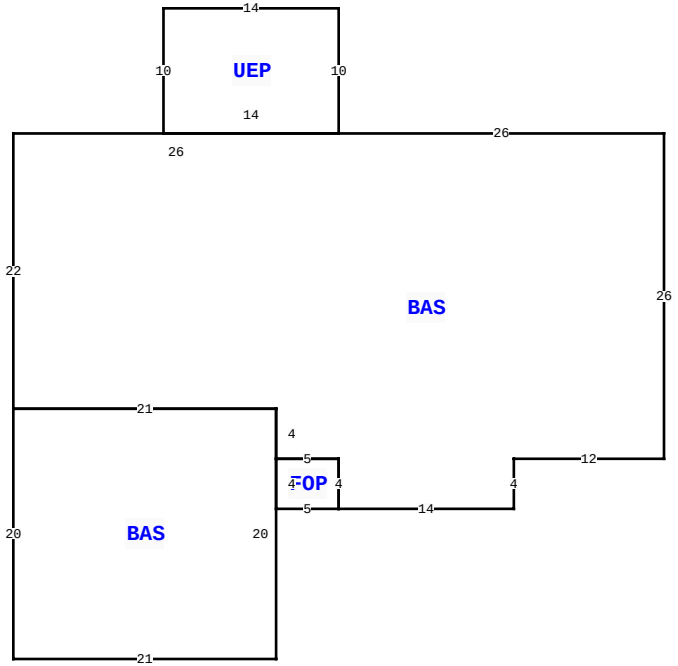
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	420	100		420	35,339
BAS	1,324	100		1,324	111,404
FOP	20	30		6	505
UEP	140	60		84	7,068
TOTALS	1,904			1,834	154,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	115.2000	126.72	232,404	1993	1993	0	0	0	33.60	66.40

1 SINGLE FAM 100% - 1994 Heated Area: 1744 HX Base Yr 1994



196 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	1,578.00	UT	1.40	1.40	100	0	0	3	100	2,209	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,316
TOTAL MARKET OB/XF VALUE		5,259
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,575
SOH/AGL Deduction		64,555
ASSESSED VALUE		130,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,609
TOTAL JUST VALUE		194,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7011	SFR	32,000	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0185	6/15/1993	WD	Q	I		69,000

GRANTOR: DDP-NORTH CONST

GRANTEE: ROBERT W WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UEP= N10 W14 S10 E14$ W26 S22 BAS= S20 E21 N20 W21$ E21 S4 FOP= S4 E5 N4 W5$ E5 S4 E14 N4 E12 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 5,259

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