LOTS 64 EMERALD FOREST S/D PHASE
776-1049, 809-914, PROB 830-808,

CASLIN JANICE L
176 SW EDNA COURT
LAKE CITY, FL 32024

2027

11-4S-16-02919-264

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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

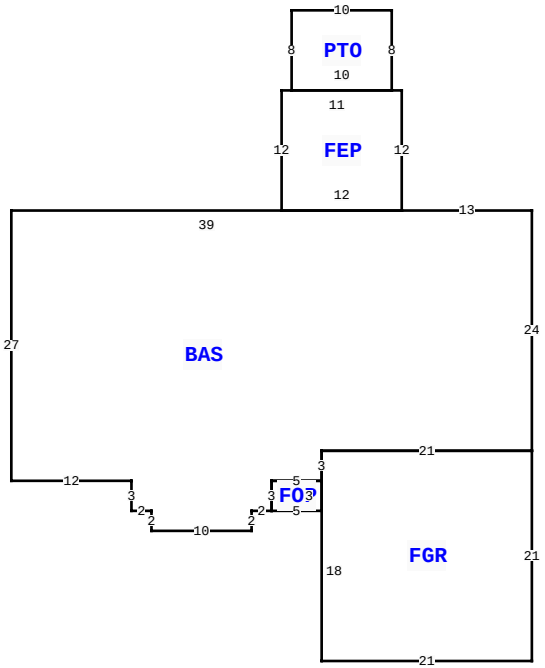
NEIGHBORHOOD/LOC 11416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100		1,403	124,464
FEP	144	80		115	10,202
FGR	441	55		243	21,557
FOP	15	30		4	355
PTO	80	5		4	355
TOTALS	2,083			1,769	156,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	118.6000	130.46	230,784	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2001 Heated Area: 1403 HX Base Yr 2001



176 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,677	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	500.00	UT	4.50	4.50	100	1993	1993	3	100	2,250	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,933
TOTAL MARKET OB/XF VALUE		5,667
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		197,600
SOH/AGL Deduction		66,139
ASSESSED VALUE		131,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,050
TOTAL JUST VALUE		197,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048773	Roof Replacement	5,800	12/04/2023
7458	SFR	33,000	08/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1432	9/23/2025	LE	U	I	14	100
GRANTOR: CASLIN JANICE L (ENH						
GRANTEE: CASLIN TREVOR R (RM						
1268/2731	1/25/2014	QC	U	I	11	100
GRANTOR: EDWARD CASLIN						
GRANTEE: JANICE CASLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N12 W1 PTO= N8 W10 S8 E10$ W11 S12 E12$ W39 S27 E12 S3 E2 S2 E10 N2 E2FOP= E5 N3 W5 S3$ N3 E5 FGR= S18 E21 N21 W21 S3$ N3 E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,667

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 12/11/2023 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS