

LOT 73 EMERALD FOREST S/D PHASE  
780-1008, 1010, 927-1074, WD 145

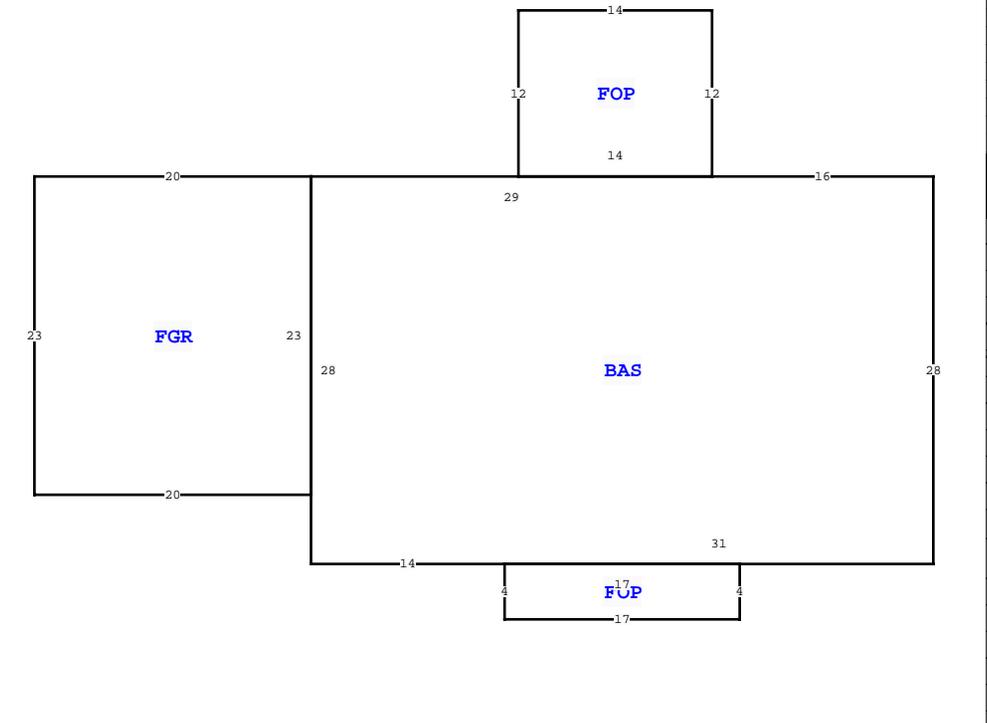
REEVES NICHOLE  
279 SW STANLEY CT  
LAKE CITY, FL 32024

**2026**

11-4S-16-02919-273

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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	04 04 100
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	1,583	134.1912	150.29	237,909	1993	1993	0	0	32.00	68.00	



QUALITY	CD
05	05

DOR CODE	CD	DESCRIPTION
0100		SINGLE FAMILY

MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC	CD	DESCRIPTION
11416.040		1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	128,768
FGR	460	55		253	25,856
FOP	68	30		20	2,044
FOP	168	30		50	5,110

TOTALS	1,956			1,583	161,778
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279 SW STANLEY CT, LAKE CITY

BLD DATE	LGL DATE
	04/03/2025
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,778
TOTAL MARKET OB/XF VALUE			4,064
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			200,842
SOH/AGL Deduction			29,295
ASSESSED VALUE			171,547
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			120,136
TOTAL JUST VALUE			200,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046434	Solar Power Syste	39,158	02/02/2023
000043535	Roof Replacement	14,471	01/14/2022
7588	SFR	35,000	09/15/1993
7591	SFR	29,000	09/15/1993
7456	SFR	29,000	08/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1127	12/30/2021	WD	Q	I	01	205,000

GRANTOR: WADE JEFFREY R  
GRANTEE: REEVES NICHOLE

0927/1074	5/24/2001	WD	Q	I		80,000
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GRANTOR: R RODGERS  
GRANTEE: J WADE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FOP= N12 W14 S12 E14\$ W29 FGR= W20 S23 E20 N23\$ S28 E14 FOP= S4 E17 N4 W17\$E31 N28\$.	

L N	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	0	1.50	1.50	100	0	0	3	100	1,764	
2	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2019	2019	3	100	2,300	

LAND DESCRIPTION		TOTAL OB/XF															4,064							
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							