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

REEVES NICHOLE
279 SW STANLEY CT
LAKE CITY, FL 32024

2027

11-4S-16-02919-273

BUILDING CHARACTERISTICS

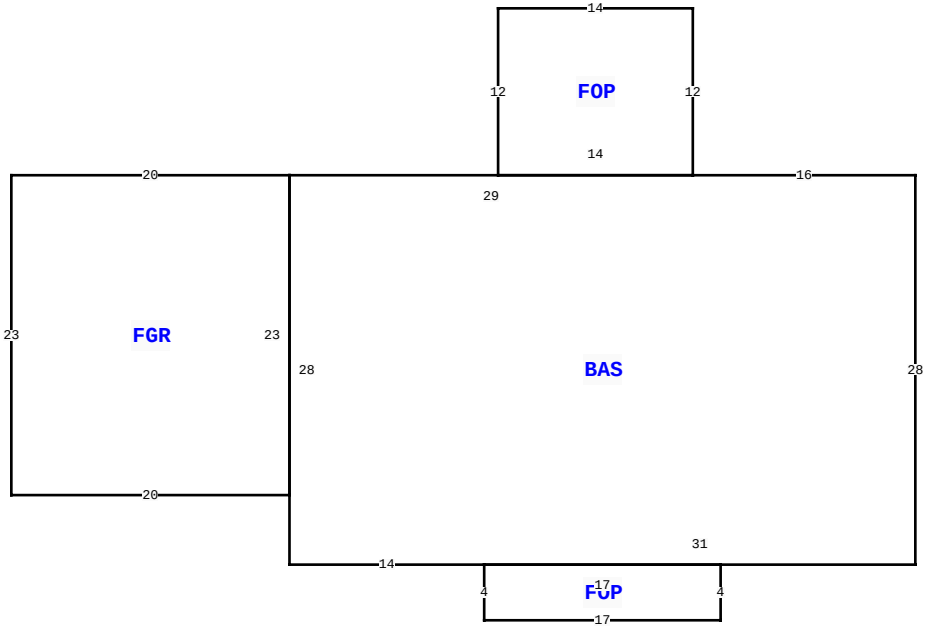
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,260	100		1,260	126,473
FGR	460	55		253	25,395
FOP	68	30		20	2,007
FOP	168	30		50	5,019
TOTALS	1,956			1,583	158,894

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	147.61	233,667	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2022 Heated Area: 1260 HX Base Yr 2022



279 SW STANLEY 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	1,176.00	UT	1.50	1.50	100	0	0	3	100	1,764	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,894
TOTAL MARKET OB/XF VALUE		4,064
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		197,958
SOH/AGL Deduction		21,265
ASSESSED VALUE		176,693
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,282
TOTAL JUST VALUE		197,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,842

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
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$E31 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,064

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