LOT 80 EMERALD FOREST S/D
PHASE 3. 775-1568, 825-1984,
1985, 829-1769, DC 1330-1319,

PETERSEN GLORIA O/PETERSEN GLORIA O
178 SW STANLEY CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-280

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

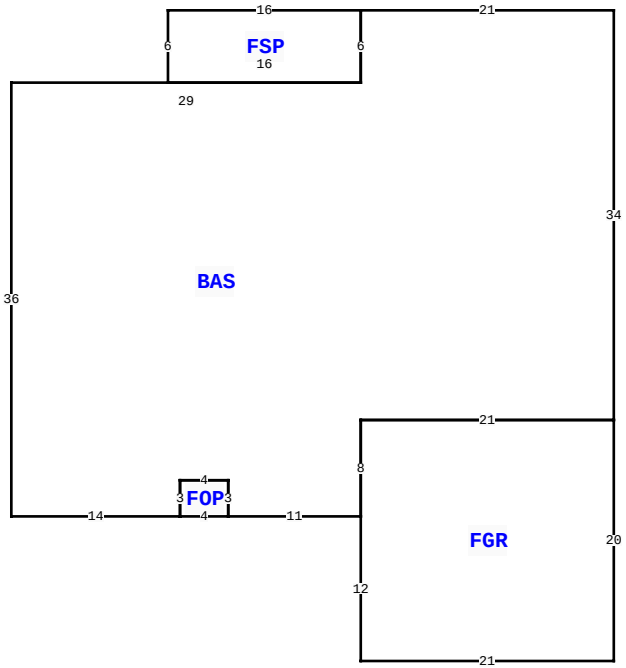
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,746	100		1,746	145,291
FGR	420	55		231	19,222
FOP	12	30		4	333
FSP	96	40		38	3,162
TOTALS	2,274			2,019	168,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	113.2560	126.85	256,110	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 1997 Heated Area: 1746 HX Base Yr 1997



178 SW STANLEY CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,008
TOTAL MARKET OB/XF VALUE		24,152
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,160
SOH/AGL Deduction		80,894
ASSESSED VALUE		146,266
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		39,855
TOTAL JUST VALUE		227,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7014	SFR	43,000	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/1769	10/15/1996	WD	Q	I		104,500
GRANTOR: JAMES T & BOBBI L HUN						
GRANTEE: STANLEY & GLORIA PE						
0775/1568	6/04/1993	WD	Q	I		77,400
GRANTOR: RUSSELL NORTH CONST						
GRANTEE: JAMES T HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W16 S6 E16 N6$ S6 W29 S36 E14 FOP= E4 N3 W4 S3$ N3 E4 S3 E11 FGR= S12E21 N20 W21 S8$ N8 E21 N34$.

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	1,029.00	UT	1.40	1.40	100	0	0	3	100	1,441	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0282	POOL ENCL	0	100	0	0	900.00	UT	15.00	15.00	100	1994	1994	3	40	5,400	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 24,152

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 03/24/2026 BY SYS