LOT 5 OAKS OF LAKE CITY PHS 1

WD 1347-2741,

EMERY MICHAEL D/EMERY ALICE KAYE
3151 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

2027

18-5S-17-09280-105

BUILDING CHARACTERISTICS

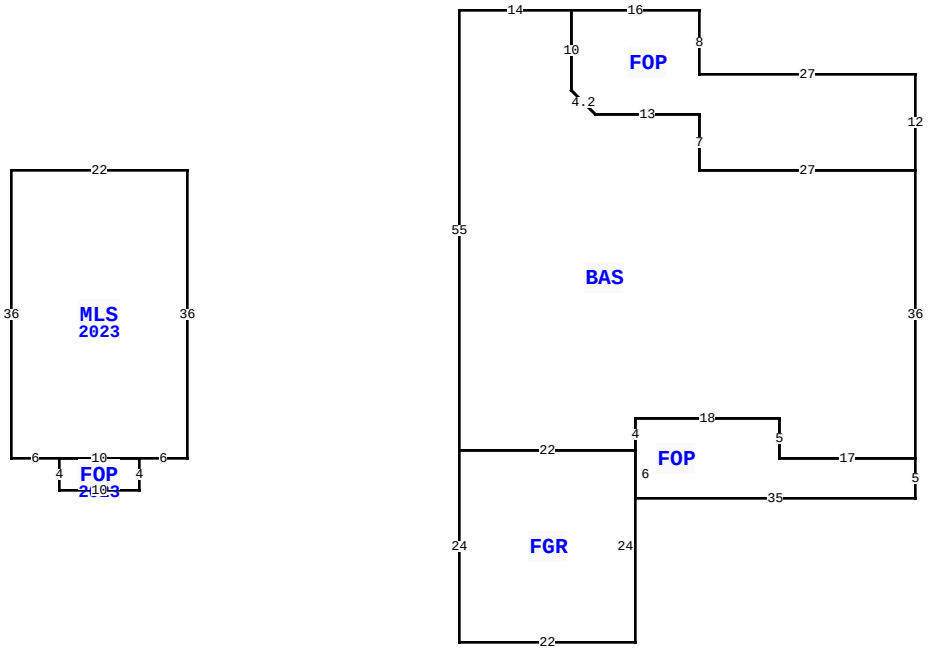
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100		2,337	288,759
FGR	528	55		290	35,832
FOP	265	30		80	9,885
FOP	528	30		158	19,523
FOP	40	30	2023	12	1,482
MLS	792	90	2023	713	88,098
TOTALS	4,490			3,590	443,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,590	120.7844	132.86	476,967	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 3129 HX Base Yr 2019



3151 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	2018	2018	3	86	48,160	
2	0166	CONC,PAVMT	0	100	0	0	2,382.00	UT	1.00	1.00	100	2018	2018	3	100	2,382	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		443,579
TOTAL MARKET OB/XF VALUE		50,542
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		564,121
SOH/AGL Deduction		140,518
ASSESSED VALUE		423,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		372,192
TOTAL JUST VALUE		564,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042647	New Residential C	131,000	08/30/2021
000042276	New Residential C	125,000	07/08/2021
36727	POOL	300	05/11/2018
36260	SFR	1,280	01/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2741	11/14/2017	WD	Q	V	01	32,500

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: MICHAEL D & ALICE K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S55 E22 N4 E18 S5 E17 N36 W27 N7 W13 U3L3 N10 $
FGR=[ORIG=-14,55] S24 E22 N24 W22 $
FOP=[ORIG=43,20] N12 W27 N8 W16 S10 D3R3 E13 S7 E27 $
FOP=[ORIG=8,55] S6 E35 N5 W17 N5 W18 S4 $
MLS=[YR=2023;ORIG=-70,20] S36 E6 E10 E6 N36 W22 $
FOP=[YR=2023;ORIG=-64,56] S4 E10 N4 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,542

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 01/31/2023 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS