LOT 4 LAKEWOOD ESTATES S/D
ORB 791-1755,904-257,1392,
ORB 1245-970,WD 1249-982

UMSTEAD CALEB M
290 NW EMPORIA GLN
LAKE CITY, FL 32055

2027

23-3S-16-02272-104

BUILDING CHARACTERISTICS

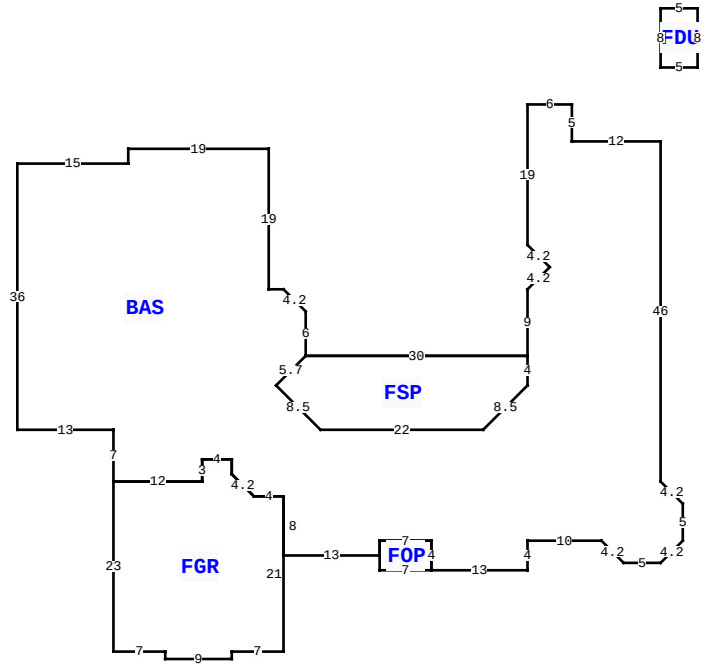
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,421	100		3,421	382,506
FDU	40	60		24	2,684
FGR	541	55		298	33,320
FOP	28	30		8	895
FSP	296	40		118	13,194
TOTALS	4,326			3,869	432,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,869	133.7436	147.12	569,207	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 3421 HX Base Yr 2019



290 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 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	8,980.00	UT	1.50	1.50	100	2001	2001	3	100	13,470	
2	0280	POOL R/CON	0	100	0	0	516.00	UT	70.00	70.00	100	2001	2001	3	40	14,448	
3	0282	POOL ENCL	0	100	36	49	1,764.00	UT	15.00	15.00	30	2001	2001	3	30	7,938	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,597
TOTAL MARKET OB/XF VALUE		35,856
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		543,453
SOH/AGL Deduction		142,914
ASSESSED VALUE		400,539
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		349,128
TOTAL JUST VALUE		543,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045596	Electrical Servic	0	10/03/2022
18869	POOL	125	10/22/2001
18382	SFR	541	06/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0982	1/24/2013	WD	U	I	12	312,000
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: CALEB M UMSTEAD						
1245/0970	10/29/2012	FS	U	I	12	462,100
GRANTOR: MARK A & CHARITY LEAN						
GRANTEE: BENEFICIAL FLORIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N5 W6 S19 R3 D3 D3 L3 S9 FSP= S4 D6 L6 W22 L6 U6 U4 R4 E30$ W30 N6 L3 U3 W2 N19 W19 S2 W15 S36 E13 S7 FGR= S23 E7 S1 E9 N1 E7 N21 W4 U3 L3 N2 W4 S3 W12 $ E12 N3 E4 S2 R3 D3 E4 S8 E13 FOP= S2 E7 N4 W7 S2 $ N2 E7 S4 E13 N4 E10 D3 R3 E5 R3 U3 N5 U3 L3 N46$ PTR= N10 FDU= N8 E5 S8 W5$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 35,856

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 5.60 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS