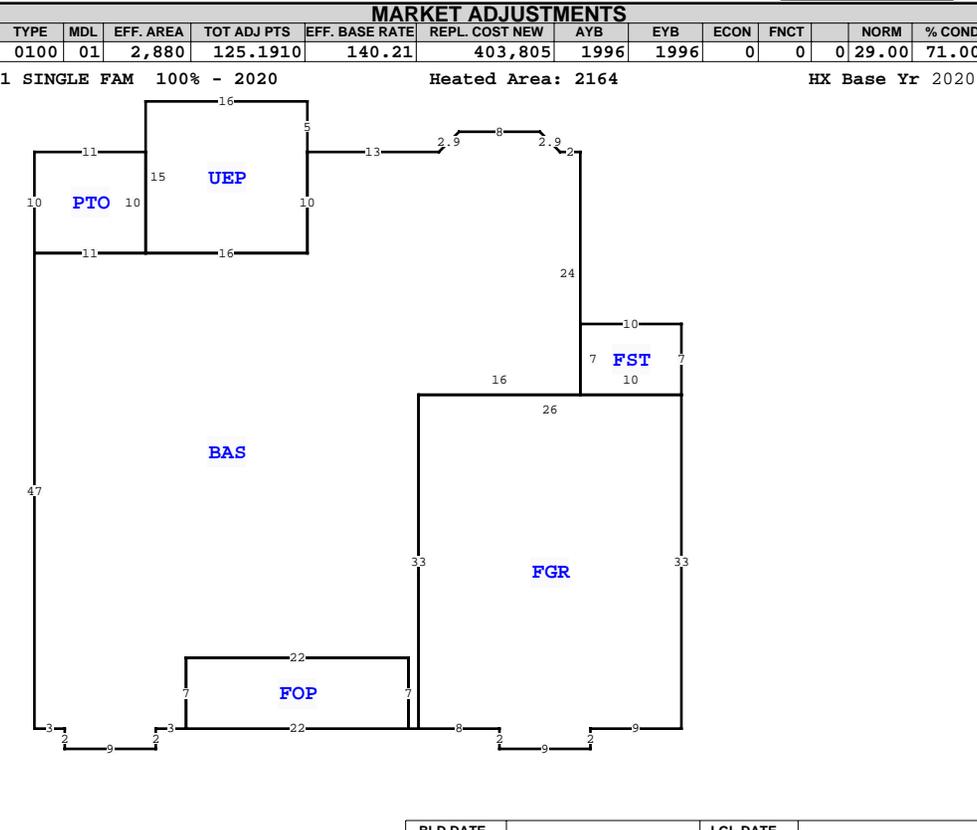




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100		2,164	215,424
FGR	876	55		482	47,983
FOP	154	30		46	4,580
FST	70	55		38	3,783
PTO	110	5		6	597
UEP	240	60		144	14,335
TOTALS	3,614			2,880	286,702



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,702	
TOTAL MARKET OB/XF VALUE		3,466	
TOTAL LAND VALUE - MARKET		39,375	
TOTAL MARKET VALUE		329,543	
SOH/AGL Deduction		272,087	
ASSESSED VALUE		57,456	
TOTAL EXEMPTION VALUE		HX HB 32,456	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		329,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10491	SFR	370	11/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/2399	1/13/2026	LE U		I	14	100

GRANTOR: JOHNSON CAROLYN ROSSI
GRANTEE: WILCOX PAMELA (RMDR)
1389/0933 7/12/2019 WD Q I 01 225,000
GRANTOR: CATHERINE ALLEYNE & E
GRANTEE: CAROLYN ROSSIN JOHN

EXTRA FEATURES		521 NW EMERALD LAKES DR, LAKE CITY														
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	1,827.00	UT	1.35	1.35	100	1996	1996	3	100	2,466	
2	0294	SHED WOOD/	0	100	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BUILDING NOTES			
BLD DATE 04/03/2025 MLU			

BUILDING DIMENSIONS	
BAS= W8 L2 D2 W13 UEP= N5 W16 S15 E16 N10\$ S10 W16 PTO= N10 W11 S10 E11\$ W11 S47E3 S2 E9 N2 E3 FOP= E22 N7 W22 S7\$ N7 E22 S7 E1 FGR= E8 S2 E9 N2 E9 N33 W26 S33\$ N33 E16 FST= E10 N7 W10 S7\$ N24 W2 U2 L2 \$.	

LAND DESCRIPTION		TOTAL OB/XF 3,466																						
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	1.13	35,000.00	39,375.00	39,375							