LOT 10 EMERALD LAKES S/D.

813-1931, WD 1305-2703, PB 1379-

JOHNSON CAROLYN ROSSIN
PO BOX 2861
LAKE CITY, FL 32056

**2027**

**28-3S-16-02372-110**

## BUILDING CHARACTERISTICS

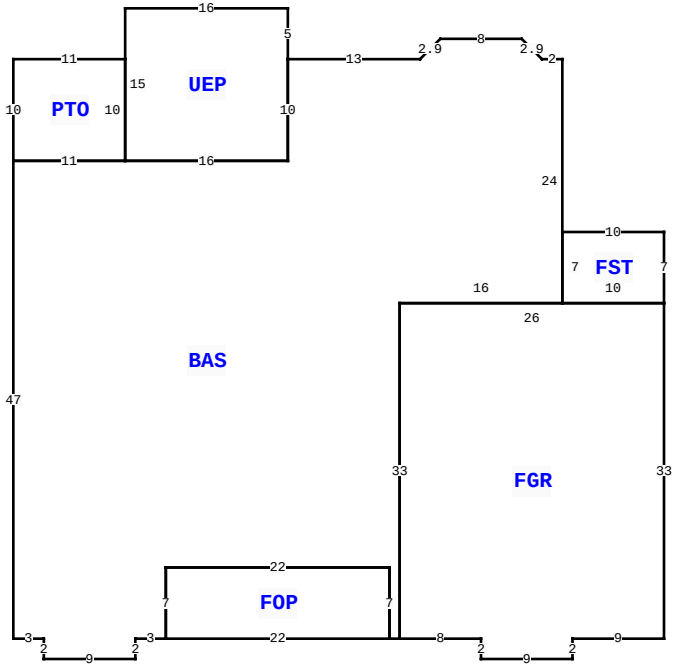
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 211,583 |
| FGR | 876 | 55 | | 482 | 47,127 |
| FOP | 154 | 30 | | 46 | 4,498 |
| FST | 70 | 55 | | 38 | 3,715 |
| PTO | 110 | 5 | | 6 | 586 |
| UEP | 240 | 60 | | 144 | 14,079 |
| TOTALS | 3,614 | | | 2,880 | 281,590 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,880 | 125.1910 | 137.71 | 396,605 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 2164 HX Base Yr 2020




521 NW EMERALD LAKES DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1,827.00 | UT | 1.35 | 1.35 | 100 | 1996 | 1996 | 3 | 100 | 2,466 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 500 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 281,590 |
| TOTAL MARKET OB/XF VALUE | | 3,466 |
| TOTAL LAND VALUE - MARKET | | 39,375 |
| TOTAL MARKET VALUE | | 324,431 |
| SOH/AGL Deduction | | 265,251 |
| ASSESSED VALUE | | 59,180 |
| TOTAL EXEMPTION VALUE | HX HB | 34,180 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 324,431 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,543 |

| 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 | | | | | | |

## BUILDING NOTES

## 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

| 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 | 1.13 | 35,000.00 | 39,375.00 | 39,375 | | | | | | | |

REVIEW DATE 09/05/2018 BY KR Total Acres: 1.06 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 11/17/2026 BY SYS