LOT 12 EMERALD LAKES S/D

799-1606, 799-1608, 907-600,602,

DUNN WALTER S/DUNN BONNIE J
483 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-112

BUILDING CHARACTERISTICS

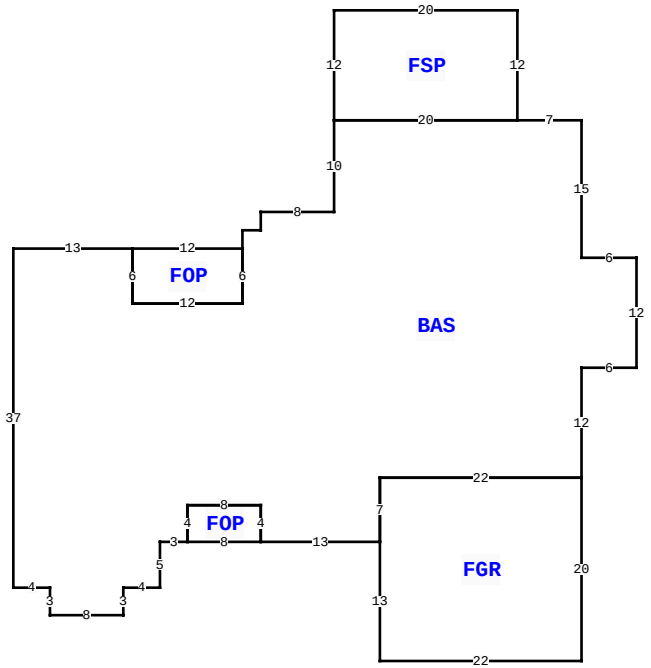
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	196,048
FGR	440	55		242	20,485
FOP	32	30		10	847
FOP	72	30		22	1,862
FSP	240	40		96	8,126
TOTALS	3,100			2,686	227,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	111.5240	122.68	329,518	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2026 Heated Area: 2316 HX Base Yr



483 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	0	1,660.00	UT	1.50	1.50	100	0	0	3	100	2,490	
2	0120	CLFENCE 4	0	0	0	0	390.00	UT	4.50	4.50	75	1994	1994	3	75	1,316	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,367
TOTAL MARKET OB/XF VALUE	4,006
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	269,873
SOH/AGL Deduction	0
ASSESSED VALUE	269,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,873
TOTAL JUST VALUE	269,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054403	Remodel	22,639	10/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/0602	7/19/2000	WD	Q	I		132,000
GRANTOR: RELOCATION MGT CO INC						
GRANTEE: WALTER & BONNIE DUN						
0907/0600	7/19/2000	WD	Q	I		132,000
GRANTOR: RIVERA'S						
GRANTEE: RELOCATION MGT CO I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N12 W20 S12 E20$ W20 S10 W8 S2 W2 S2 FOP= W12 S6 E12 N6$ S6 W12 N6 W13 S37 E4 S3 E8 N3 E4 N5 E3 FOP= E8 N4 W8 S4$ N4 E8 S4 E13 FGR= S13 E22 N20 W22 S7$ N7 E22 N12 E6 N12 W6 N15$.

LAND DESCRIPTION

TOTAL OB/XF 4,006

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 08/18/2020 BY KR Total Acres: 0.71 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS