LOT 31 EMERALD LAKES S/D.

787-1992, 830-817, DC 1366-1594,

BALIGASA JUNALYN/CAMILA ROBERT
402 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-131

BUILDING CHARACTERISTICS

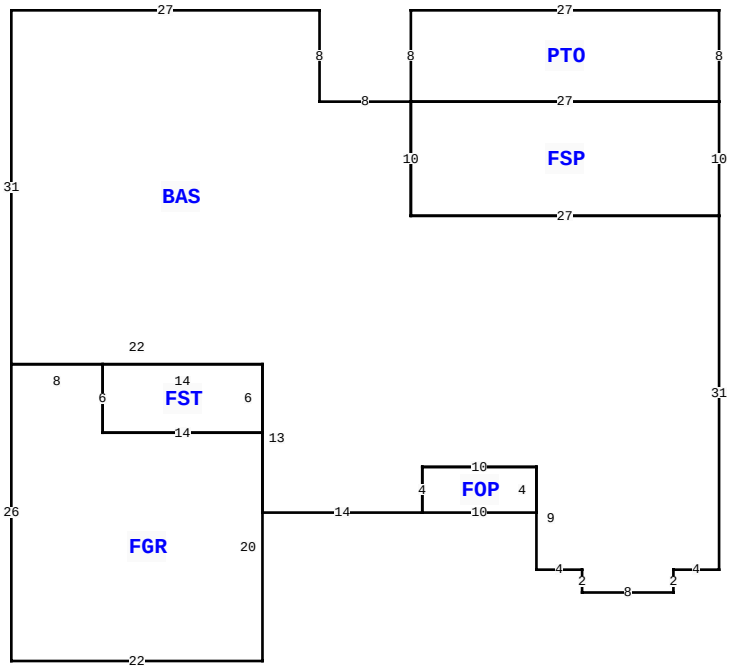
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,948	100		1,948	249,529
FGR	488	55		268	34,330
FOP	40	30		12	1,537
FSP	270	40		108	13,835
FST	84	55		46	5,892
PTO	216	5		11	1,409
TOTALS	3,046			2,393	306,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,393	136.9962	150.70	360,625	1994	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 1948 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

402 NW EMERALD LAKES DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,531
TOTAL MARKET OB/XF VALUE	11,105
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	352,636
SOH/AGL Deduction	0
ASSESSED VALUE	352,636
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	301,225
TOTAL JUST VALUE	352,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044143	Roof Replacement	9,500	04/08/2022
26853	MAINT/ALTR	40	03/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/306	8/24/2022	WD	Q	I	01	360,000
GRANTOR: BRYANT MARVIN DENNIS						
GRANTEE: BALIGASA JUNALYN						
1366/1597	8/13/2018	WD	Q	I	01	206,000
GRANTOR: KATHLEEN M SMITH						
GRANTEE: MARVIN DENNIS & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S31 FGR= S26 E22 N20 FST= N6 W14 S6 E14$ W14 N6 W8$ E22 S13 E14 FOP= E10 N4 W10 S4$ N4 E10 S9 E4 S2 E8 N2 E4 N31 FSP= N10 PTO= N8 W27 S8 E27$ W27 S10 E27$ W27 N10 W8 N8$.

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	1,995.00	UT	1.50	1.50	100	0	0	3	100	2,993	
2	0169	FENCE/WOOD	0	100	0	0	352.00	UT	13.50	13.50	100	2007	2007	3	100	4,752	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 11,105

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/16/2022 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS