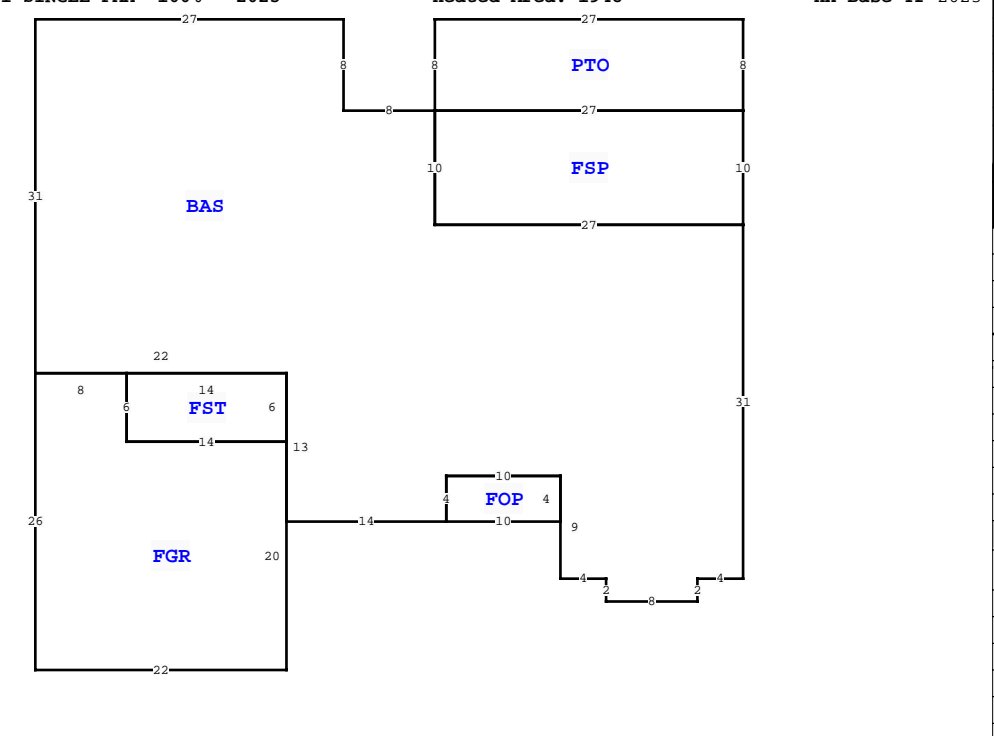


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

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	153.44	367,182	1994	2010	0	0	0	15.00	85.00		



MAP NUM	MKT AREA	06				
28316.050	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,948	100		1,948	254,066
	FGR	488	55		268	34,954
	FOP	40	30		12	1,565
	FSP	270	40		108	14,086
	FST	84	55		46	5,999
	PTO	216	5		11	1,435
TOTALS	3,046				2,393	312,105

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	312,105			
TOTAL MARKET OB/XF VALUE	11,105			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	358,210			
SOH/AGL Deduction	14,177			
ASSESSED VALUE	344,033			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	292,622			
TOTAL JUST VALUE	358,210			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	361,882			

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						

EXTRA FEATURES														402 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	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	
TOTAL OB/XF																11,105	

BUILDING NOTES													
BLD DATE													
XF DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/14/2026 MLU													

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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.00	35,000.00	35,000.00	35,000							