LOT 39 EMERALD LAKES PHASE 2.

818-2222, 865-548, 865-550, 959-

LEAL EDINSON GUZMAN/VALLECILLO NORMA
182 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-239

BUILDING CHARACTERISTICS

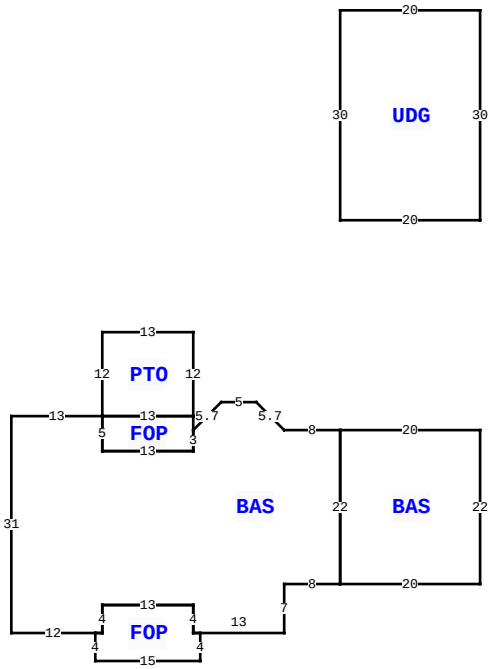
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	440	100		440	44,833
BAS	1,278	100		1,278	130,222
FOP	65	30		20	2,038
FOP	112	30		34	3,464
PTO	156	5		8	815
UDG	600	55		330	33,625
TOTALS	2,651			2,110	214,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	134.6004	148.06	312,407	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 0% - 2022 Heated Area: 1718 HX Base Yr



182 NW CROWN JEWEL GLN, 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	2,160.00	UT	1.50	1.50	100	1996	1996	3	100	3,240	
2	0280	POOL R/CON	0	0	12	28	336.00	UT	70.00	70.00	100	2004	2004	3	43	10,114	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
4	0282	POOL ENCL	0	0	0	25	850.00	UT	15.00	15.00	100	2017	2017	3	57	7,268	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,998
TOTAL MARKET OB/XF VALUE	21,522
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	271,520
SOH/AGL Deduction	0
ASSESSED VALUE	271,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,520
TOTAL JUST VALUE	271,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045723	Solar Power Syste	11,720	10/20/2022
22280	POOL	155	09/02/2004
10903	SFR	230	03/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1338	6/25/2021	WD	Q	I	01	280,000
GRANTOR: PEYTON CHRISTOPER						
GRANTEE: LEAL EDINSON GUZMAN						
1411/2048	4/17/2020	QC	U	I	30	100
GRANTOR: BRUCE E PESOLA TRUSTE						
GRANTEE: CHRISTOPER & TIFFAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W8 U4 L4 W5 L4 D4 FOP= N2 PTO= N12 W13S12 E13$ W13 S5 E13 N3$ S3 W13N5 W13 S31 E12 FOP= S4 E15 N4W1 N4 W13 S4 W1$ E1 N4 E13 S4 E13 N7 E8 N22$ S22 E20 N22$ PTR= N30 UDG= N30 W20 S30 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 21,522

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/05/2020 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS