

LOT 40 EMERALD LAKES PHASE 2.
944-1618, 955-211, WD 1048-2964,

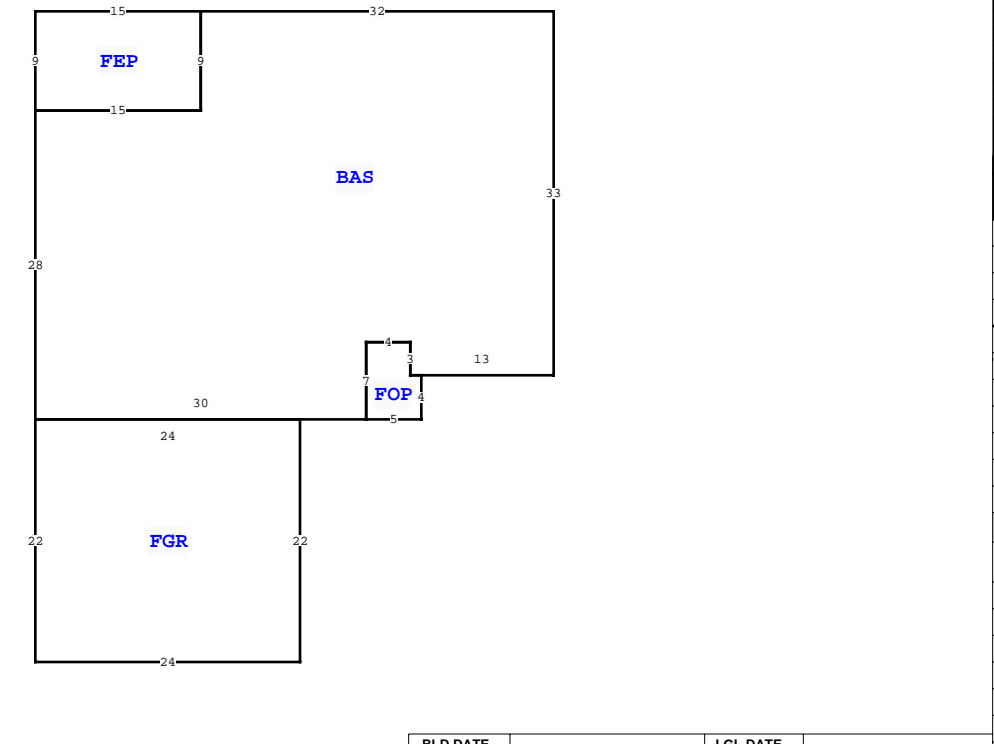
DAY JOSIAH/SHAW EMILY
183 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-240
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024		148.52		2002	2002	0	0	23.58	76.42	
												Heated Area: 1524	HX Base Yr 2024



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	172,972
FEP	135	80		108	12,258
FGR	528	55		290	32,915
FOP	32	30		10	1,135
TOTALS	2,219			1,932	219,280

EXTRA FEATURES																
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			2.00	100	2002	2002	3	100	4,288	

TOTAL OB/XF													
4,288													

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

TOTAL OB/XF													
4,288													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,280	
TOTAL MARKET OB/XF VALUE		4,288	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		258,568	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,568	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		202,157	
TOTAL JUST VALUE		258,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042796	Roof Replacement	7,000	09/21/2021
19730	SFR	271	07/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2640	10/14/2021	WD	Q	I	01	231,000
GRANTOR: EDWARDS EMMA L						
GRANTEE: DAY JOSIAH						
1399/2538	11/22/2019	WD	Q	I	01	170,000
GRANTOR: MARC PETTIT						
GRANTEE: EMMA L EDWARDS						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W32 FEP= W15 S9 E15 N9\$ S9 W15 S28 FGR= S22 E24 N22 W24\$ E30 FOP= E5 N4 W1 N3 W4 S7\$ N7 E4 S3 E13 N33\$.													