LOT 44 EMERALD LAKES PHASE 2.
801-2085, 839-64, 877-2226, DC 1

SAATHOFF SHARON L
137 NW CROWN JEWEL GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-244

BUILDING CHARACTERISTICS

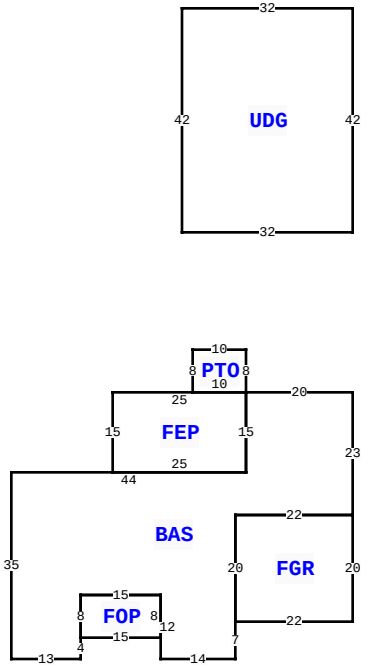
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	1,766	100		1,766	156,588
FEP	375	80		300	26,600
FGR	440	55		242	21,458
FOP	120	30		36	3,192
PTO	80	5		4	354
UDG	1,344	55		739	65,526
TOTALS	4,125			3,087	273,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	115.3152	126.85	391,586	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2000 Heated Area: 1766 HX Base Yr 2000



137 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	100	0	0	672.00	UT	1.50	1.50	100	1997	1997	3	100	1,008	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0166	CONC,PAVMT	0	100	32	30	960.00	UT	1.50	1.50	100	1999	1999	3	100	1,440	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,719
TOTAL MARKET OB/XF VALUE		9,348
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		318,067
SOH/AGL Deduction		111,848
ASSESSED VALUE		206,219
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		149,808
TOTAL JUST VALUE		318,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051825	Generator	0	12/13/2024
16237	STORAGE	100	11/04/1999
12487	SFR	260	05/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/807	6/10/2024	LE	U	I	14	100
GRANTOR: SAATHOFF SHARON L						
GRANTEE: SAATHOFF SHARON L (						
1492/1905	6/12/2023	LE	U	I	14	0
GRANTOR: SAATHOFF SHARON L						
GRANTEE: SAATHOFF SHARON L (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N8 W10 S8 E10$ FEP= W25 S15 E25 N15$ S15 W44 S35 E13 N4 FOP= E15 N8 W15 S8$ N8 E15 S12 E14 N7 FGR= E22 N20 W22S20$ N20 E22 N23$ PTR= N30 UDG= N42 W32 S42 E32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,348

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		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 03/06/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS