LOT 46 EMERALD LAKES PHASE 2.

807-1416,1418, 858-488, DC 922-1

STALEY MICHAEL R
164 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-246

BUILDING CHARACTERISTICS

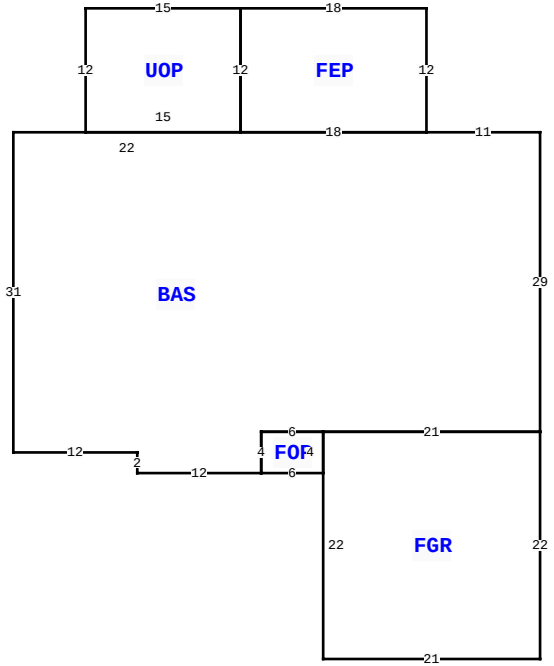
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,551	100		1,551	151,186
FEP	216	80		173	16,863
FGR	462	55		254	24,759
FOP	24	30		7	682
UOP	180	20		36	3,509
TOTALS	2,433			2,021	197,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	127.9624	140.76	284,476	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2021 Heated Area: 1551 HX Base Yr 2021



164 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	14	32	448.00	UT	5.00	5.00	100	1995	1995	3	100	2,240	
2	0297	SHED CONCR	0	100	12	23	276.00	UT	10.00	10.00	100	1995	1995	3	100	2,760	
3	0060	CARPORT F	0	100	14	32	448.00	UT	5.00	5.00	100	2007	2007	3	100	2,240	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,000
TOTAL MARKET OB/XF VALUE		8,040
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,040
SOH/AGL Deduction		65,356
ASSESSED VALUE		174,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,273
TOTAL JUST VALUE		240,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055523	Roof Replacement	24,080	04/20/2026
10042	SFR	250	08/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1416/0882	7/30/2020	WD	Q	I	01	179,000
GRANTOR: DANIEL G SHEETS JR &						
GRANTEE: MICHAEL R STALEY						
1363/0820	6/14/2018	WD	Q	I	01	161,000
GRANTOR: JONATHAN M & CARMEN M						
GRANTEE: DANIEL G JR & AMY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N12 W18 S12 E18$ W18 UOP= N12 W15 S12 E15$ W22 S31 E12 S2 E12 FOP= E6 N4 W6 S4$ N4 E6 FGR= S22 E21N22 W21$ E21 N29$.

LAND DESCRIPTION

TOTAL OB/XF 8,040

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 09/04/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS