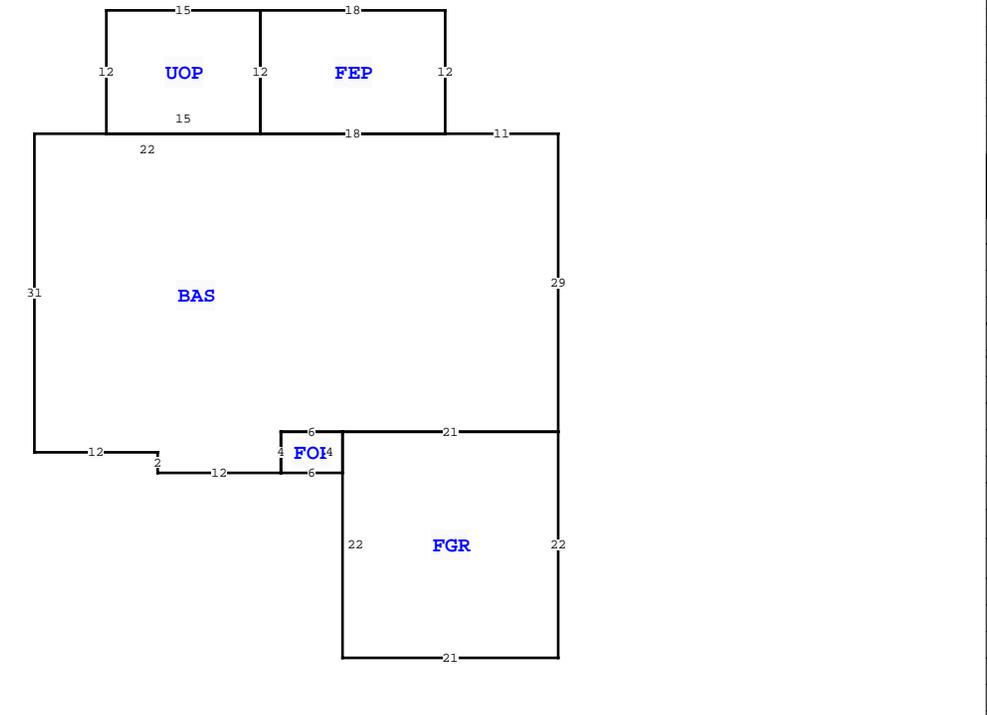


ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLEPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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	143.32	289,650	1995	1995		0	0	30.75 69.25
1 SINGLE FAM			100% - 2021	Heated Area: 1551			HX Base Yr 2021				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100		1,551	153,935
FEP	216	80		173	17,170
FGR	462	55		254	25,209
FOP	24	30		7	695
UOP	180	20		36	3,573
TOTALS	2,433			2,021	200,583

164 NW EMERALD LAKES DR, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			200,583
TOTAL MARKET OB/XF VALUE			8,040
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			243,623
SOH/AGL Deduction			74,027
ASSESSED VALUE			169,596
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			118,185
TOTAL JUST VALUE			243,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

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	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	
TOTALS														8,040	

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								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							