LOT 51 EMERALD LAKES PHASE 2.
808-746-48, PB 1175-2592, LE 134

TERRY ROSE M
149 NW EMERALD LAKES DR
LAKE CITY, FL 32055-5053

2027

28-3S-16-02372-251

BUILDING CHARACTERISTICS

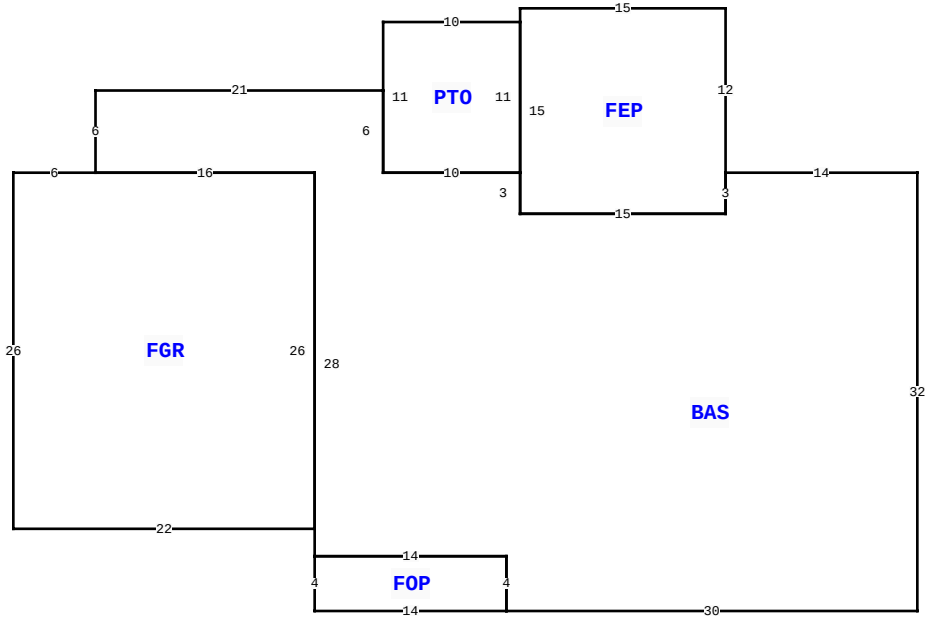
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,433	100		1,433	135,870
FEP	225	80		180	17,067
FGR	572	55		315	29,867
FOP	56	30		17	1,612
PTO	110	5		6	569
TOTALS	2,396			1,951	184,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	123.1366	135.45	264,263	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1433 HX Base Yr 1996



149 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,984
TOTAL MARKET OB/XF VALUE		4,260
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,244
SOH/AGL Deduction		85,513
ASSESSED VALUE		138,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,320
TOTAL JUST VALUE		224,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10045	SFR	235	08/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1326	11/03/2017	LE	U	I	14	100
GRANTOR: ROSE M TERRY (LIFE ES						
GRANTEE: MICHAEL SWEAT & MAR						
0808/0748	7/20/1995	WD	Q	I		85,400
GRANTOR: RUSSELL NORTH CONST						
GRANTEE: BILLY G & ROSE M TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N12 W15 S15 E15 N3$ S3 W15 N3 PTO= N11 W10 S11 E10$ W10 N6 W21 S6 FGR= W6 S26 E22 N26 W16$ E16 S28 FOP= S4 E14 N4 W14$ E14 S4 E30 N32$.

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	1,517.00	UT	1.20	1.20	100	1995	1995	3	100	1,820	
2	0297	SHED CONCR	0	100	12	16	192.00	UT	10.00	10.00	75	1995	1995	3	75	1,440	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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 03/09/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS