LOT 53 EMERALD LAKES PHASE 2.
810-2106, 818-909, 921-270, WD 1

JARRELL CYNTHIA G
177 NW EMERALD LAKE DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-253

BUILDING CHARACTERISTICS

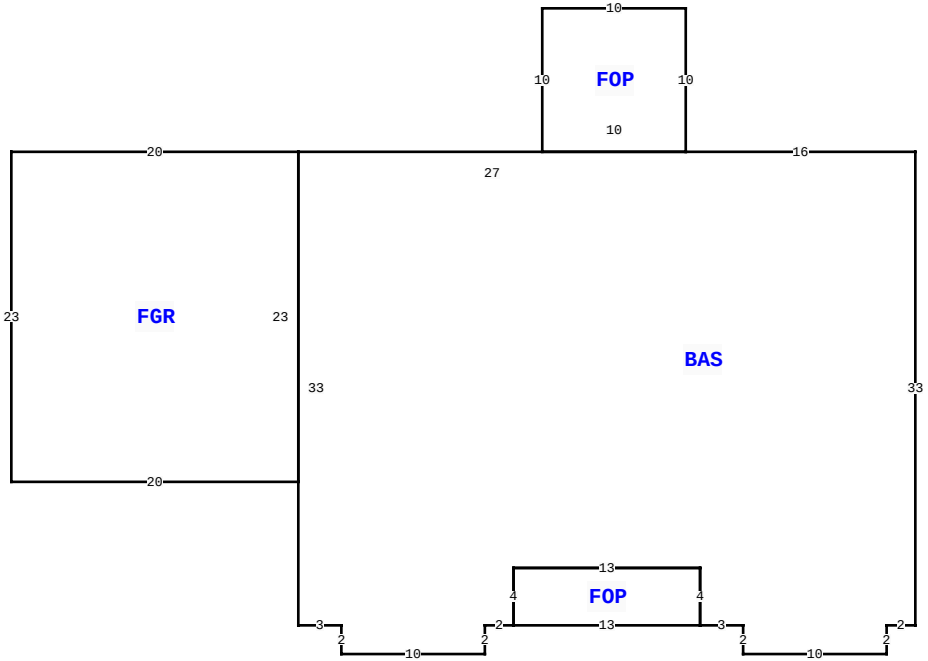
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,407	100		1,407	135,076
FGR	460	55		253	24,289
FOP	52	30		16	1,536
FOP	100	30		30	2,880
TOTALS	2,019			1,706	163,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,706	124.2003	136.62	233,074	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 100% - 2017 Heated Area: 1407 HX Base Yr 2017



177 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		163,781
TOTAL MARKET OB/XF VALUE		6,038
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,819
SOH/AGL Deduction		71,926
ASSESSED VALUE		132,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,482
TOTAL JUST VALUE		204,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/925	7/21/2023	LE	U	I	14	100
GRANTOR: JARRELL CYNTHIA (ENH						
GRANTEE: JARRELL JONATHAN (R						
1291/0594	3/18/2015	WD	Q	I	01	116,900
GRANTOR: DENNIS L & HAZEL GRIM						
GRANTEE: CYNTHIA G JARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W10 S10 E10$ W27 FGR= W20 S23 E20 N23$ S33 E3 S2 E10 N2 E2 FOP= E13 N4 W13 S4$ N4 E13 S4 E3 S2E10 N2 E2 N33$.

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	1,869.00	UT	2.00	2.00	100	1996	1996	3	100	3,738	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,038

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS