LOT 64 EMERALD LAKES PHASE 2.
839-2012, 839-2014, DC 1295-566,

THOMAS CASHAROT T/THOMAS PRISCILLA SMART
119 NW LAKESIDE CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-264

BUILDING CHARACTERISTICS

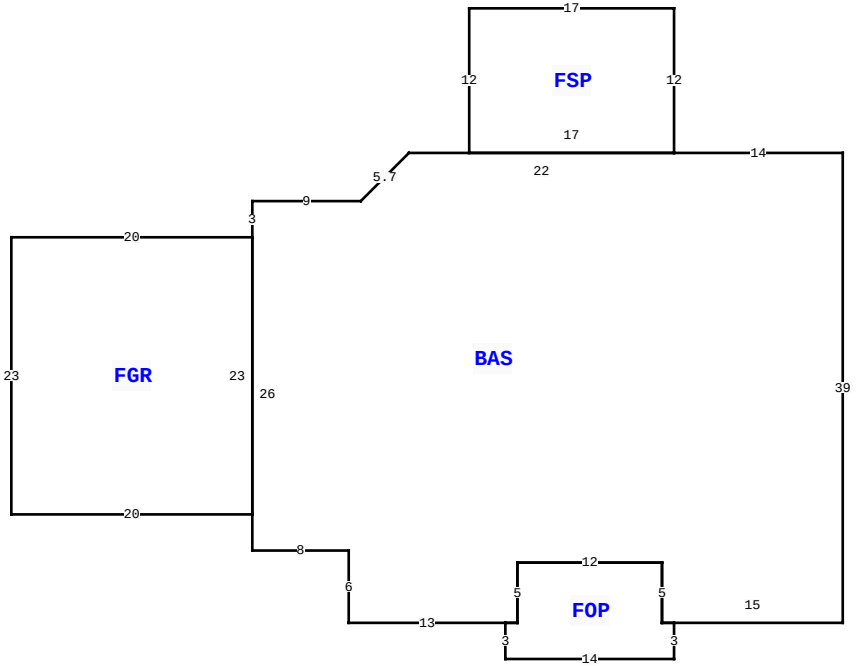
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,759	100		1,759	184,146
FGR	460	55		253	26,486
FOP	102	30		31	3,246
FSP	204	40		82	8,585
TOTALS	2,525			2,125	222,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	118.9608	130.86	278,078	1997	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1759 HX Base Yr 2025



119 NW LAKESIDE CT, 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	0	0	1,234.00	UT	1.50	1.50	100	1997	1997	3	100	1,851	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,462
TOTAL MARKET OB/XF VALUE		1,851
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,313
SOH/AGL Deduction		0
ASSESSED VALUE		259,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,902
TOTAL JUST VALUE		259,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041647	Roof Replacement	14,357	03/31/2021
12559	SFR	295	05/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2197	12/01/2023	WD	Q	I	01	299,000
GRANTOR: HICKS WILLIAM O						
GRANTEE: THOMAS CASHAROT T						
1500/2767	10/17/2023	PB	U	I	18	0
GRANTOR: HICKS SHIRLEY A						
GRANTEE: HICKS WILLIAM O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W17 S12 E17$ W22 L4 D4 W9 S3 FGR= W20 S23 E20 N23$ S26 E8 S6 E13FOP= S3 E14 N3 W1 N5 W12 S5 W1$ E1 N5 E12 S5 E15 N39$.

LAND DESCRIPTION

TOTAL OB/XF 1,851

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 12/08/2023 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS