LOT 69 EMERALD LAKES PHASE 2.
810-260-62, AG 818-1816-18, WD 1

ROBERTS JOSEPH B/GREENOCKIE LINDSEY
169 NW LAKESIDE CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-269

BUILDING CHARACTERISTICS

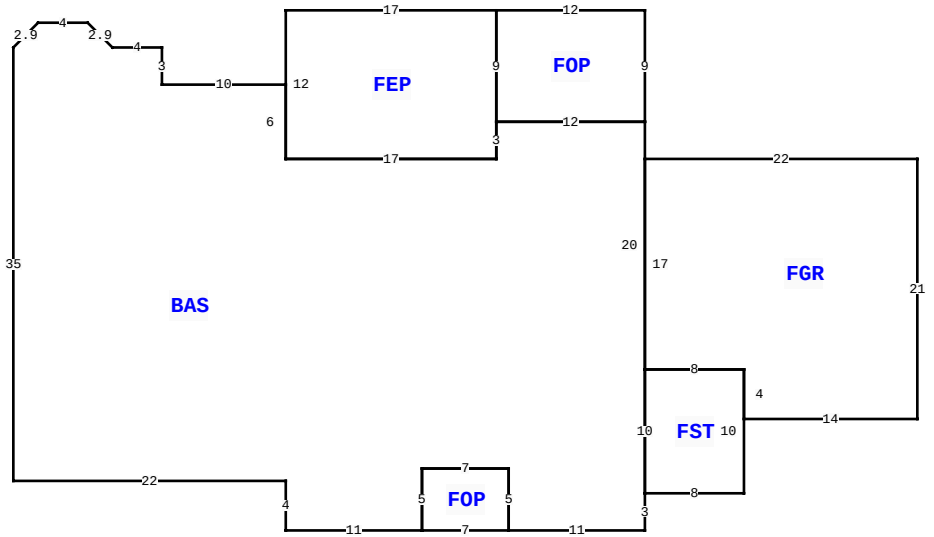
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,623	100		1,623	162,270
FEP	204	80		163	16,297
FGR	430	55		236	23,596
FOP	35	30		10	1,000
FOP	108	30		32	3,199
FST	80	55		44	4,399
TOTALS	2,480			2,108	210,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	132.0685	145.28	306,250	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2015 Heated Area: 1623 HX Base Yr 2015



169 NW LAKESIDE CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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		210,761
TOTAL MARKET OB/XF VALUE		2,424
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,185
SOH/AGL Deduction		89,542
ASSESSED VALUE		158,643
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,232
TOTAL JUST VALUE		248,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047653	Electrical Servic	0	07/12/2023
000043734	Roof Replacement	16,448	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1321	5/24/2014	WD	Q	I	01	150,000
GRANTOR: ROBERT R & STACIA KAI						
GRANTEE: JOSEPH B ROBERTS &						
1202/1519	10/04/2010	WD	Q	I	01	157,000
GRANTOR: TRCAY S & STEPHANIE J						
GRANTEE: ROBERT R KAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N3 W4 U2 L2 W4 L2 D2 S35 E22 S4 E11 FOP= E7 N5 W7 S5$ N5 E7 S5 E11 N3 FST= E8 N10 W8 S10$ N10 FGR= E8 S4 E14 N21 W22 S17$ N20 FOP= N9 W12 S9 E12 $ W12 FEP= N9 W17 S12 E17 N3$ S3 W17 N6$.

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	1,616.00	UT	1.50	1.50	100	1996	1996	3	100	2,424	

LAND DESCRIPTION

TOTAL OB/XF 2,424

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 12/02/2024 BY SYS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS