LOT 70 EMERALD LAKES PHASE 2.
804-2579,2581, FJ 858-1059,

RANDOLPH ANGELA VICTORIA
283 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-270

BUILDING CHARACTERISTICS

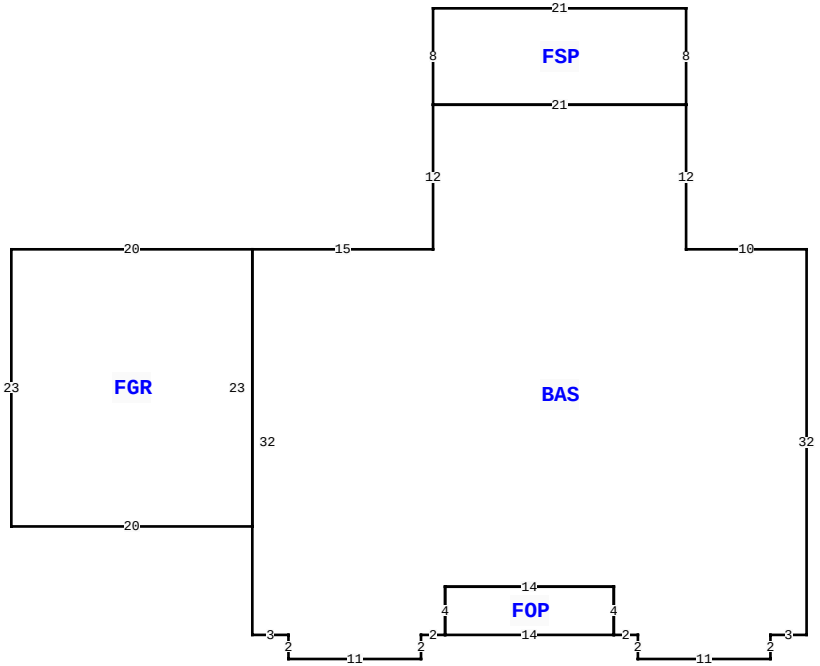
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,712	100		1,712	158,956
FGR	460	55		253	23,491
FOP	56	30		17	1,579
FSP	168	40		67	6,221
TOTALS	2,396			2,049	190,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	120.5820	132.64	271,779	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1712 HX Base Yr 1996



283 NW EMERALD LAKES DR, 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	1,759.00	UT	1.20	1.20	100	1995	1995	3	100	2,111	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,245
TOTAL MARKET OB/XF VALUE		3,911
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		229,156
SOH/AGL Deduction		83,917
ASSESSED VALUE		145,239
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,828
TOTAL JUST VALUE		229,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9787	SFR	240	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/2581	5/05/1995	WD	U	I	12	84,000
GRANTOR: RUSSELL NORTH						
GRANTEE: ANGELA V DOWELL						
0804/2579	5/04/1995	WD	Q	V		12,500
GRANTOR: DDP CORP						
GRANTEE: RUSSELL NORTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N12 FSP= N8 W21 S8 E21$ W21 S12 W15 FGR= W20 S23E20 N23$ S32 E3 S2 E11 N2 E2 FOP= E14 N4 W14 S4$ N4 E14 S4E2 S2 E11 N2 E3 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,911

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 09/04/2018 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS