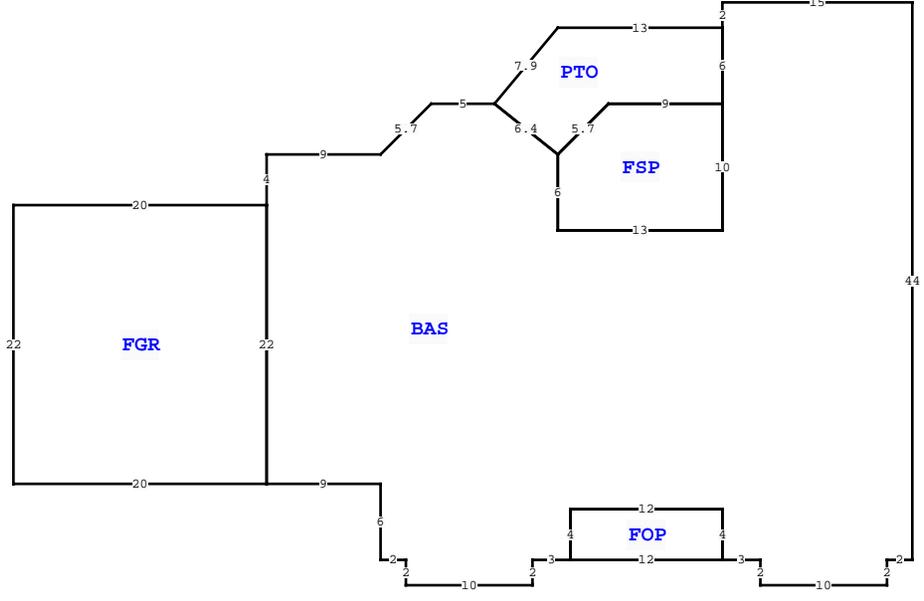




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2010		Heated Area: 1710					HX Base Yr	2010



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	1,710	100		1,710	158,930
FGR	440	55		242	22,492
FOP	48	30		14	1,301
FSP	122	40		49	4,554
PTO	111	5		6	557
TOTALS	2,431			2,021	187,835

EXTRA FEATURES		303 NW EMERALD LAKES DR, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

L N	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			1.50	100	1996	1996	3	100	3,092	

TOTAL OB/XF										3,092						
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LAND DESCRIPTION										TOTAL OB/XF										3,092						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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									

LAND DESCRIPTION										TOTAL OB/XF										3,092						
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1			2		
VALUATION BY			STANDARD					
Tax Group: 2	Tax Dist:							
BUILDING MARKET VALUE			187,835					
TOTAL MARKET OB/XF VALUE			3,092					
TOTAL LAND VALUE - MARKET			35,000					
TOTAL MARKET VALUE			225,927					
SOH/AGL Deduction			88,617					
ASSESSED VALUE			137,310					
TOTAL EXEMPTION VALUE	13 HX HB		137,310					
BASE TAXABLE VALUE			0					
TOTAL JUST VALUE			225,927					
NCON VALUE			0					
INCOME VALUE								
PREVIOUS YEAR MKT VALUE			228,874					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050333	Remodel	20,121	07/11/2024
32110	MAINT/ALTR	40	04/04/2014
10623	SFR	270	01/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0071	12/01/2009	WD	Q	I	01	142,000

GRANTOR: LISA JULSETH						
GRANTEE: GEORGE D & ALICIA M						
1094/2170	8/29/2006	WD	Q	I	01	100
GRANTOR: MARC JULSETH						
GRANTEE: LISA JULSETH						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 S2 PTO= W13 L5 D6 D4 R5 U4 R4 E9 N6\$ S6 FSP= W9 L4 D4 S6 E13 N10\$ S10 W13 N6 L5 U4 W5 L4 D4 W9 S4 FGR= W20 S22 E20 N22\$ S22 E9 S6 E2 S2 E10 N2 E3 FOP= E12 N4 W12 S4\$ N4 E12 S4E3 S2 E10 N2 E2 N44\$.									