LOT 71 EMERALD LAKES PHASE 2.

813-993-997, 924-2164, FJ 1092-2

KING GEORGE D/KING ALICIA M
303 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-271

BUILDING CHARACTERISTICS

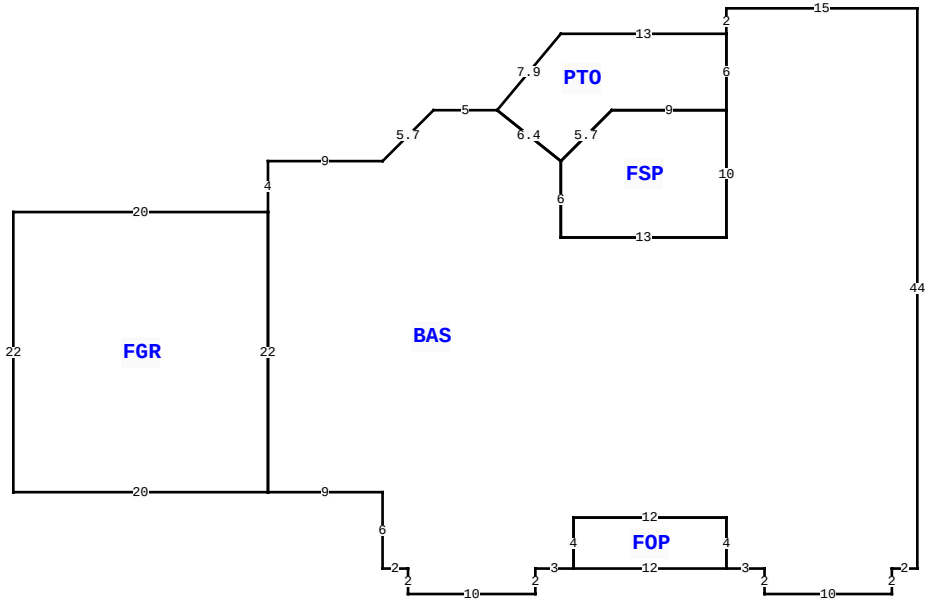
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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	156,093
FGR	440	55		242	22,091
FOP	48	30		14	1,278
FSP	122	40		49	4,473
PTO	111	5		6	548
TOTALS	2,431			2,021	184,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	120.5820	132.64	268,065	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2010 Heated Area: 1710 HX Base Yr 2010



303 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	2,061.00	UT	1.50	1.50	100	1996	1996	3	100	3,092	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,482
TOTAL MARKET OB/XF VALUE	3,092
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,574
SOH/AGL Deduction	81,145
ASSESSED VALUE	141,429
TOTAL EXEMPTION VALUE	13 HX HB 141,429
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	222,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,927

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,092

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