LOT 76 EMERALD LAKES PHASE 3.

814-1147, 895-1105, WD 989-2391,

HUNT JONATHAN D/HUNT AMANDA L
563 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-376

BUILDING CHARACTERISTICS

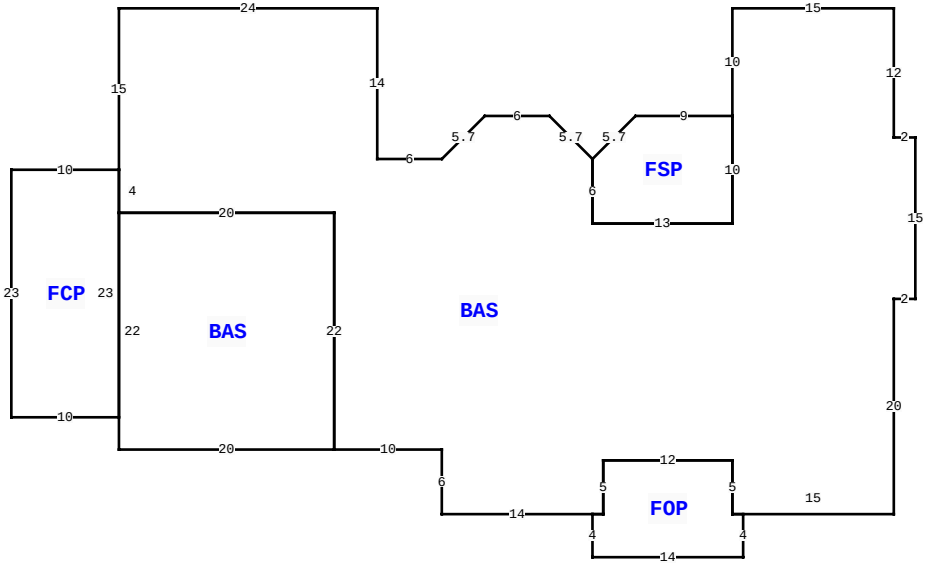
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	440	100		440	41,884
BAS	2,234	100		2,234	212,657
FCP	230	25		58	5,521
FOP	116	30		35	3,331
FSP	122	40		49	4,664
TOTALS	3,142			2,816	268,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,816	120.1872	132.21	372,303	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2023 Heated Area: 2674 HX Base Yr 2023



563 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	2,398.00	UT	1.50	1.50	100	1997	1997	3	100	3,597	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,058
TOTAL MARKET OB/XF VALUE		7,797
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		310,855
SOH/AGL Deduction		0
ASSESSED VALUE		310,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		259,444
TOTAL JUST VALUE		310,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31051	MAINT/ALTR	35	05/17/2013
12120	SFR	300	02/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/2174	10/31/2019	WD	Q	I	01	219,900
GRANTOR: STEPHEN L & LINDA L E						
GRANTEE: JONATHAN D & AMANDA						
0989/2391	7/23/2003	WD	Q	I		155,000
GRANTOR: FRANK STRUNK						
GRANTEE: STEPHEN L & LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S10 FSP= W9 L4 D4 S6 E13 N10$ S10 W13 N6 U4 L4 W6 L4 D4 W6 N14 W24 S15 FCP= W10 S23 E10 N23$ S4 BAS= S22 E20 N22 W20$ E20 S22E10 S6 E14 FOP= S4 E14 N4 W1 N5 W12 S5 W1$ E1 N5 E12 S5 E15N20 E2 N15 W2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,797

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/05/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS