LOT 77 EMERALD LAKES PHASE 3.
814-1147, 865-2133, DC 1118-155

JOHNSON STANLEY R
601 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-377

BUILDING CHARACTERISTICS

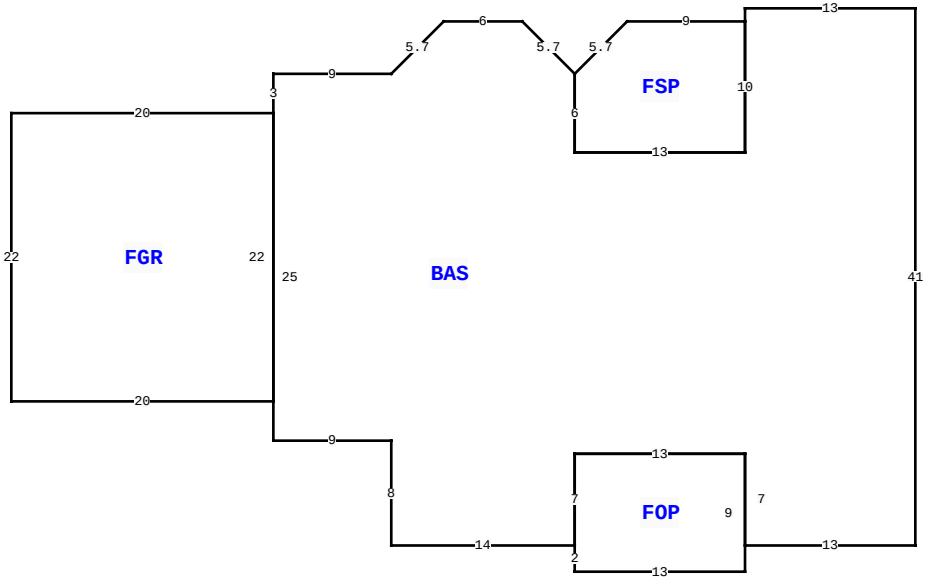
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,628	100		1,628	153,191
FGR	440	55		242	22,771
FOP	117	30		35	3,293
FSP	122	40		49	4,610
TOTALS	2,307			1,954	183,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	118.7280	130.60	255,192	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2000 Heated Area: 1628 HX Base Yr 2000



601 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,866
TOTAL MARKET OB/XF VALUE	49,521
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	268,387
SOH/AGL Deduction	82,739
ASSESSED VALUE	185,648
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,237
TOTAL JUST VALUE	268,387
NCON VALUE	35,428
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054595	Swimming Pool and	120,000	12/01/2025
14574	SFR	265	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/2133	9/10/1998	WD	Q	V		14,100

GRANTOR: DDP CORP

GRANTEE: JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S1 FSP= W9 L4 D4 S6 E13 N10$ S10 W13 N6 U4 L4 W6 L4 D4 W9 S3 FGR= W20 S22 E20 N22$ S25 E9 S8 E14 FOP= S2 E13 N9 W13 S7$ N7 E13 S7 E13 N41$.

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	1,659.00	UT	1.50	1.50	100	1999	1999	3	100	2,489	
2	0169	FENCE/WOOD	0	100	0	0	296.00	UT	7.50	7.50	70	1999	1999	3	70	1,554	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0030	BARN,MT	0	0	22	25	550.00	UT	15.00	15.00	100	2007	2007	3	100	8,250	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2027	2026		98	32,928	
7	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 49,521

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 03/17/2026 BY HC Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS