

PART OF LOT 152 EMERALD LAKES PH
 COMM SE COR LOT 152, N 31.24 FT
 379.05 FT, W 207.32 FT TO W R/W

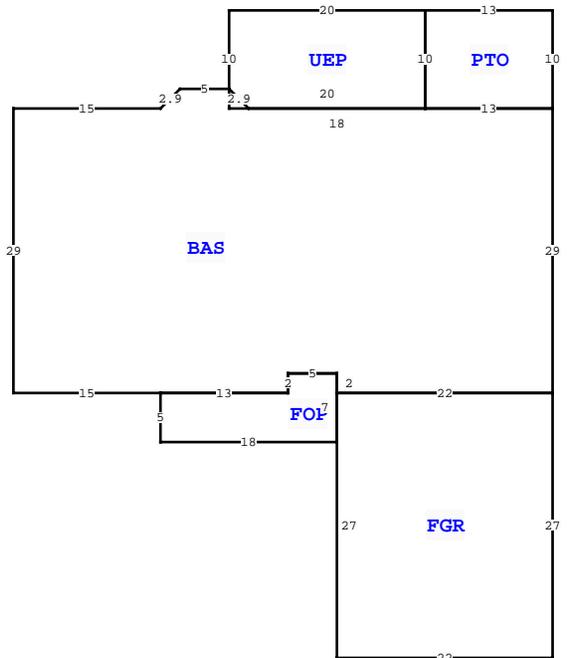
GREENE JENNIFER
 157 NW KELLY LAKE CT
 LAKE CITY, FL 32055

2026

28-3S-16-02372-453


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		
0100	01	2,082	119.9793	136.78	284,776	2000	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2011 Heated Area: 1599 HX Base Yr 2011													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	164,033
FGR	594	55		327	33,545
FOP	100	30		30	3,077
PTO	130	5		6	616
UEP	200	60		120	12,311
TOTALS	2,623			2,082	213,582

EXTRA FEATURES																
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	2,318.00	UT	1.50	1.50	100	2000	2000	3	100	3,477	

TOTAL OB/XF													
3,477													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.38	35,000.00	13,125.00	13,125							

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.38	35,000.00	13,125.00	13,125							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	213,582	
TOTAL MARKET OB/XF VALUE	3,477	
TOTAL LAND VALUE - MARKET	48,125	
TOTAL MARKET VALUE	265,184	
SOH/AGL Deduction	94,975	
ASSESSED VALUE	170,209	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	118,798	
TOTAL JUST VALUE	265,184	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	264,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049500	Roof Replacement	22,569	03/25/2024
16800	SFR	270	03/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0326	5/19/2010	WD Q	Q	I	01	150,000
GRANTOR: SAM & ELIZABETH WINAN						
GRANTEE: JENNIFER GREENE						
1102/0537	11/15/2006	WD Q	Q	V	01	100
GRANTOR: BRYAN & MELISSA ZECHE						
GRANTEE: SAM & ELIZABETH WIN						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS= W13 UEP= N10 W20 S10 E20\$ W18 L2 U2 W5 D2 L2 W15 S29 E15 FOP= S5 E18 N7 W5 S2 W13\$ E13 N2 E5 S2 FGR= S27 E22 N27 W22\$ E22 N29\$ PTO= N10 W13 S10 E13\$.													