LOT 20 ARBOR GREENE AT EMERALD L
945-190, 956-2557.

GROSSKOPF ROY E/GROSSKOPF MARGARET
655 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-520

BUILDING CHARACTERISTICS

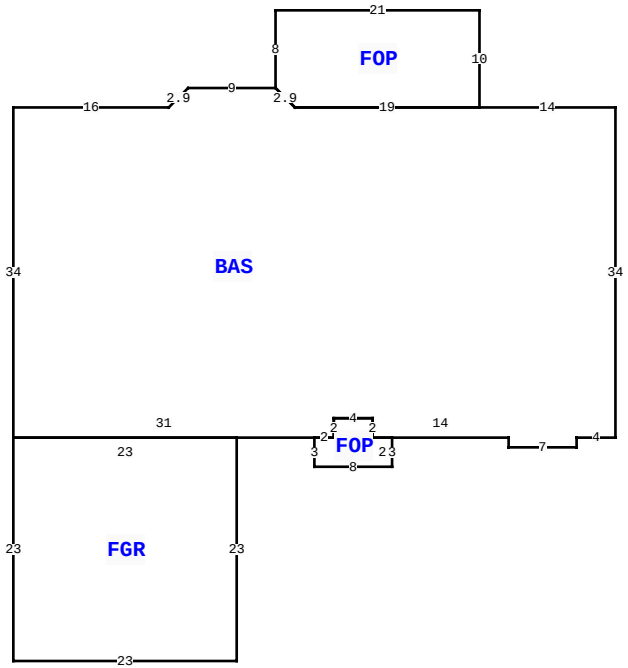
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	2,129	100		2,129	195,905
FGR	529	55		291	26,777
FOP	32	30		10	921
FOP	208	30		62	5,705
TOTALS	2,898			2,492	229,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	111.1320	122.25	304,647	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2003 Heated Area: 2129 HX Base Yr 2003



655 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,473.00	UT	2.00	2.00	100	2002	2002	3	100	2,946	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,308
TOTAL MARKET OB/XF VALUE	3,946
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	268,254
SOH/AGL Deduction	89,254
ASSESSED VALUE	179,000
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	127,589
TOTAL JUST VALUE	268,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19232	SFR	354	02/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2557	6/28/2002	WD	Q	I		147,900
GRANTOR: FRANK & BRYAN ZECHER						
GRANTEE: ROY E & MARGARET GR						
0945/0190	1/17/2002	WD	Q	V		19,500
GRANTOR: D D P CORP						
GRANTEE: FRANK & BRYAN ZECHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W21 S8 D2 R2 E19$ W19 L2 U2 W9 D2 L2 W16 S34 FGR= S23 E23 N23 W23$ E31 FOP= S3 E8 N3 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E14 S1 E7 N1 E4 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,946

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/23/2020 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS