LOT 22 ARBOR GREENE AT EMERALD L

WD 943-2210, 1005-2528, PB 1281-

DYE MCCLELLAN C/COOK SHERRY J
678 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-522

BUILDING CHARACTERISTICS

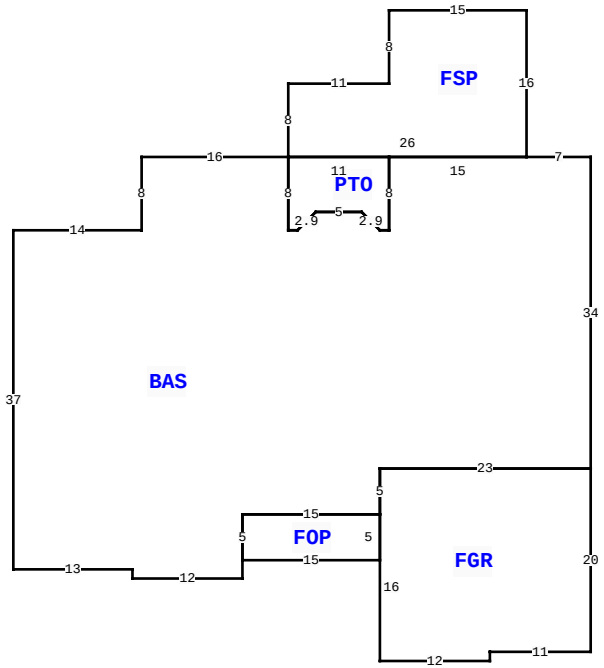
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,318	100		2,318	229,439
FGR	472	55		260	25,735
FOP	75	30		22	2,178
FSP	328	40		131	12,966
PTO	74	5		4	396
TOTALS	3,267			2,735	270,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,735	116.2280	127.85	349,670	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2017 Heated Area: 2318 HX Base Yr 2017



678 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,715
TOTAL MARKET OB/XF VALUE		10,011
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,726
SOH/AGL Deduction		101,517
ASSESSED VALUE		214,209
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		112,798
TOTAL JUST VALUE		315,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37782	MAINT/ALTR	169	02/22/2019
21185	SFR	389	10/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1118	5/28/2026	LE	U	I	14	100
GRANTOR: DYE MCCLELLAN C						
GRANTEE: DYE MCCLELLAN C (EN						
1326/1811	11/30/2016	WD	Q	I	01	218,000
GRANTOR: ARTHUR J & BEBE D MCQ						
GRANTEE: MCCLELLAN C DYE & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N16 W15 S8 W11 S8 E26$ W15 PTO= W11 S8 E1 R2 U2 E5 D2 R2 E1 N8$ S8 W1 L2 U2 W5 D2 L2 W1 N8 W16 S8 W14 S37 E13 S1 E12 N2 FOP= E15 N5 W15 S5$ N5 E15 FGR= S16 E12 N1 E11 N20W23 S5$ N5 E23 N34$.

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	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440	
2	0166	CONC,PAVMT	0	100	0	0	1,928.00	UT	2.00	2.00	100	2004	2004	3	100	3,856	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0060	CARPORT F	0	100	14	35	490.00	UT	3.50	3.50	100	2017	2017	3	100	1,715	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 10,011

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 04/12/2019 BY DF Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS