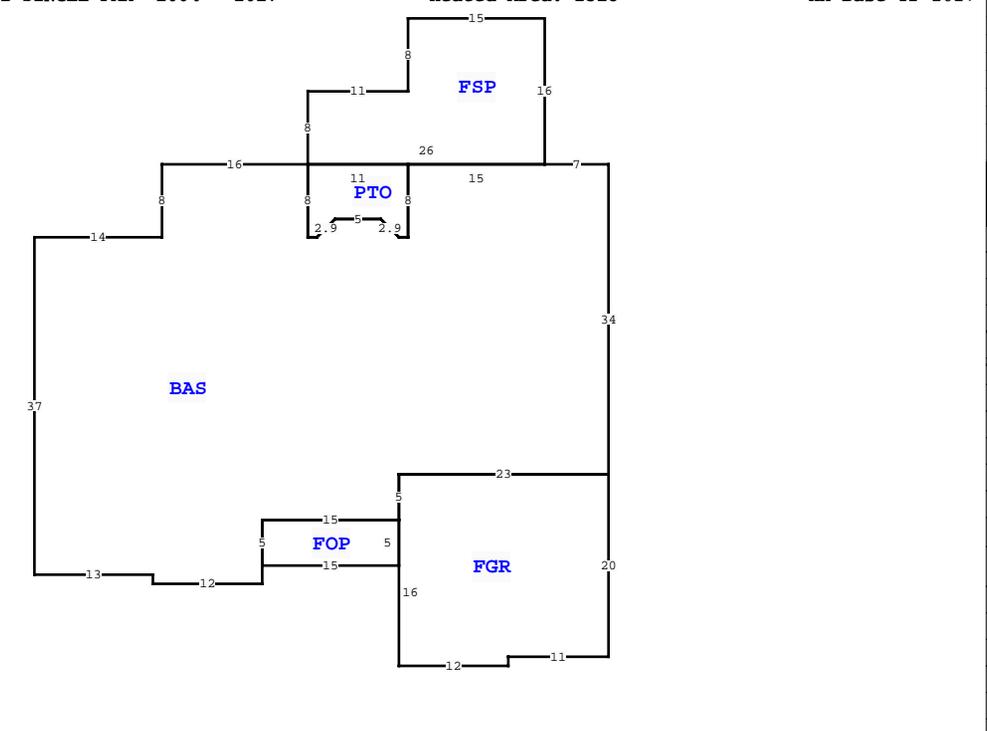


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

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	132.50	362,388	2004	2004	0	0	22.58	77.42

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,561
TOTAL MARKET OB/XF VALUE		10,011
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		325,572
SOH/AGL Deduction		117,602
ASSESSED VALUE		207,970
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		106,559
TOTAL JUST VALUE		325,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,504

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	237,784
FGR	472	55		260	26,671
FOP	75	30		22	2,257
FSP	328	40		131	13,439
PTO	74	5		4	410
TOTALS	3,267			2,735	280,561

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
1326/1811	11/30/2016	WD Q	Q	I	01	218,000
GRANTOR: ARTHUR J & BEBE D MCQ						
GRANTEE: MCCLELLAN C DYE & S						
1313/2650	4/26/2016	WD U	U	I	37	145,000
GRANTOR: JOHN D MELUM SR						
GRANTEE: ARTHUR J & BEBE D M						

678 NW EMERALD LAKES DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

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

BUILDING NOTES									
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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 POP= E15 N5 W15 S5\$ N5 E15 FGR= S16 E12 N1 E11 N20W23 S5\$ N5 E23 N34\$.

LAND DESCRIPTION										TOTAL OB/XF														
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							