

LOT 26 ARBOR GREENE AT EMERALD L  
990-1872, WD 1353-1367, WD 1401-

SAWYER AMY LYNN  
202 NW HERITAGE DR  
LAKE CITY, FL 32055

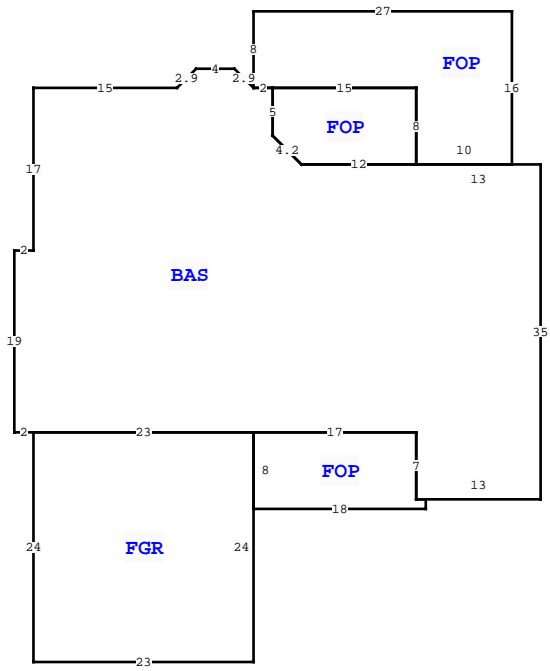
2026

28-3S-16-02372-526



| 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           | 13 LAM/VNLPLK 70   |
| Interior Floor           | 15 HARDTILE 30     |
| 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          |
| Architectural            | 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/    |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |      |            |      |      |        |       |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM | % COND |       |
| 0100               | 01  | 2,299     | 115.8300    | 129.73            | 298,249        | 2003 | 2017 | 0          | 0    | 0    | 8.60   | 91.40 |
| 1 SINGLE FAM       |     |           | 0% - 0      | Heated Area: 1830 |                |      |      | HX Base Yr |      |      |        |       |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,830            | 100         |      | 1,830        | 216,989              |
| FGR           | 552              | 55          |      | 304          | 36,046               |
| FOP           | 116              | 30          |      | 35           | 4,150                |
| FOP           | 137              | 30          |      | 41           | 4,862                |
| FOP           | 296              | 30          |      | 89           | 10,553               |
| <b>TOTALS</b> | <b>2,931</b>     |             |      | <b>2,299</b> | <b>272,600</b>       |

| 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   | 0   | 0 | 0 | 1,591.00 | UT | 2.00  | 2.00           | 100       | 2003    | 2003        | 3 | 100    | 3,182           |       |
| 2              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 400             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,582       |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,582       |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 272,600     |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,582       |   |
| TOTAL LAND VALUE - MARKET |  | 35,000      |   |
| TOTAL MARKET VALUE        |  | 311,182     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 311,182     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 311,182     |   |
| TOTAL JUST VALUE          |  | 311,182     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 314,373     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20983      | SFR         | 325 | 08/10/2003 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1401/2142                      | 12/19/2019 | WD Q      | Q   | I   | 01     | 230,000    |
| GRANTOR: SARA MICHELLE SHOWMAK |            |           |     |     |        |            |
| GRANTEE: AMY LYNN SAWYER       |            |           |     |     |        |            |
| 1353/1367                      | 2/08/2018  | WD Q      | Q   | I   | 01     | 193,000    |
| GRANTOR: JASON & RUTH MURRAY ( |            |           |     |     |        |            |
| GRANTEE: SARA MICHELLE SHOEM   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W13 FOP= N8 W15 FOP= W2 N8 E27 S16 W10 N8 W15\$ S5 D3 R3 E12\$ W12 L3 U3 N5 W2 L2 U2 W4 D2 L2 W15 S17 W2 S19 E2 FGR= S24 E23 N24 W23\$ E23 FOP= S8 E18 N1 W1 N7 W17\$ E17 S7 E13 N35\$. |  |  |  |  |  |  |  |  |  |  |  |  |