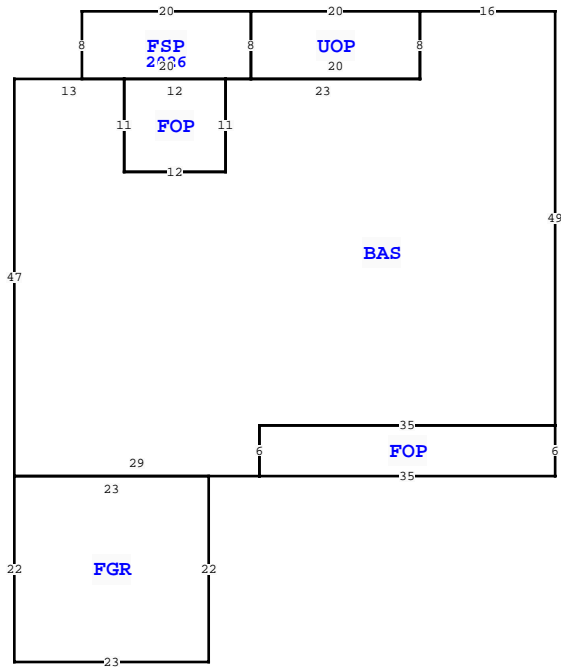


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	07	07	
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
BAS	2,794	100	
FGR	506	55	
FOP	132	30	
FOP	210	30	
FSP	160	40	2026
UOP	160	20	
TOTALS	3,962		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,271	131.7745	147.59	482,767	2005	2010	0	0	0	15.00	85.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2794 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		410,352	
TOTAL MARKET OB/XF VALUE		34,102	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		514,454	
SOH/AGL Deduction		0	
ASSESSED VALUE		514,454	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		514,454	
TOTAL JUST VALUE		514,454	
NCON VALUE		8,029	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041741	Roof Replacement	16,990	04/15/2021
24525	POOL	180	05/16/2006
22537	SFR	780	11/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2532	4/02/2025	WD Q	Q	I	01	600,000
GRANTOR: TURBEVILLE ROBERT W						
GRANTEE: BATES CODY						
1325/0312	11/01/2016	WD Q	Q	V	01	16,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: ROBERT & HEATHER TU						

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	1,543.00	UT	2.00	2.00	100	2005	2005	3	100	3,086	
3	0280	POOL R/CON	0	0	13	29	377.00	UT	87.50	87.50	100	2006	2006	3	51	16,824	
4	0169	FENCE/WOOD	0	0	0	0	160.00	UT	15.00	15.00	100	2007	2007	3	100	2,400	
5	0296	SHED METAL	0	0	24	18	432.00	UT	18.00	18.00	100	2025	2024		100	7,776	
6	0251	LEAN TO W/	0	0	24	12	288.00	UT	7.00	7.00	100	2025	2024		100	2,016	

TOTAL OB/XF														34,102
861 NW EMERALD LAKES DR, LAKE CITY														
BLD DATE		LGL DATE		LAND DATE		04/03/2025		MLU						
XF DATE		AG DATE		INC DATE										

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W16 S8 W23 S11 W12 N11 W13 S47 E29 N6 E35 N49 \$													
FGR=[ORIG=-64,55] S22 E23 N22 W23 \$													
FOP=[ORIG=-35,55] E35 N6 W35 S6 \$													
UOP=[ORIG=-16,0] W20 S8 E20 N8 \$													
FOP=[ORIG=-39,8] W12 S11 E12 N11 \$													
FSP=[YR=2026;ORIG=-36,0] S8 W20 N8 E20 \$													

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	0		RSF-1	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							