LOT 8 & 9 ARBOR GREENE AT EMERAL

WD 1013-1128, TR 1293-1477, WD 1

BATES CODY/BATES AMANDA
861 NW EMERALD LAKE DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-609

BUILDING CHARACTERISTICS

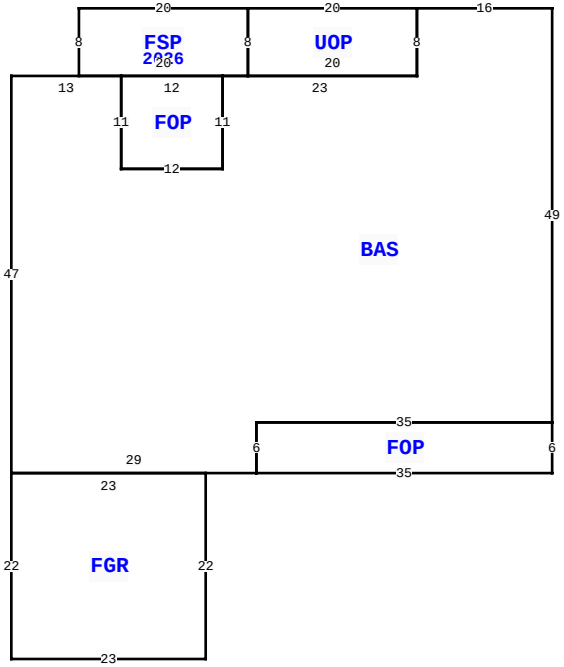
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100		2,794	344,242
FGR	506	55		278	34,252
FOP	132	30		40	4,928
FOP	210	30		63	7,762
FSP	160	40	2026	64	7,885
UOP	160	20		32	3,942
TOTALS	3,962			3,271	403,011

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	144.95	474,131	2005	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 2794 HX Base Yr 2026



861 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	403,011
TOTAL MARKET OB/XF VALUE	34,102
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	507,113
SOH/AGL Deduction	0
ASSESSED VALUE	507,113
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	455,702
TOTAL JUST VALUE	507,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,454

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	I	01	600,000
GRANTOR: TURBEVILLE ROBERT W						
GRANTEE: BATES CODY						
1325/0312	11/01/2016	WD	Q	V	01	16,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: ROBERT & HEATHER TU						

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 34,102

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

REVIEW DATE 07/11/2025 BY TP Total Acres: 1.05 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS