LOT 10 ARBOR GREENE AT EMERALD L
WD 1021-76, WD 1042-477, WD 1111

ULLOA LOTHAR/ULLOA KELLI
860 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-610

BUILDING CHARACTERISTICS

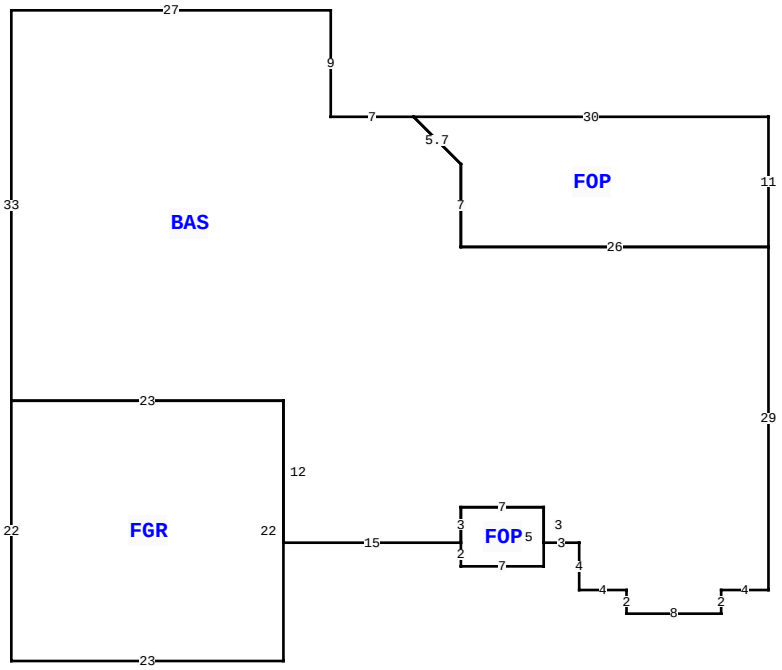
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,036	100		2,036	227,188
FGR	506	55		278	31,021
FOP	35	30		10	1,116
FOP	294	30		88	9,820
TOTALS	2,871			2,412	269,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	125.2350	137.76	332,277	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2036 HX Base Yr 2007



860 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,144
TOTAL MARKET OB/XF VALUE		9,148
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,292
SOH/AGL Deduction		122,902
ASSESSED VALUE		190,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,979
TOTAL JUST VALUE		313,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23116	SFR	623	05/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1489	8/08/2022	WD	U	I	11	100
GRANTOR: TYRE RONNIE R						
GRANTEE: ULLOA LOTHAR						
1111/2621	12/20/2006	WD	Q	I	01	48,000
GRANTOR: RONNIE R & JANET S TY						
GRANTEE: RONNIE & JANET TYRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N9 W27 S33 FGR= S22 E23 N22 W23$ E23 S12 E15 FOP= S2 E7 N5 W7 S3$ N3 E7 S3 E3 S4 E4 S2 E8 N2 E4 N29 FOP= N11 W30 D4 R4 S7 E26 $ W26 N7 L4 U4 $.

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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,919.00	UT	2.50	2.50	100	2006	2006	3	100	4,798	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 9,148

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							

REVIEW DATE 08/30/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS