LOT 11 ARBOR GREENE ADDITION S/D

1002-1056, WD 1052-1085, WD 1052

GREENE MATTHEW N
844 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-611

BUILDING CHARACTERISTICS

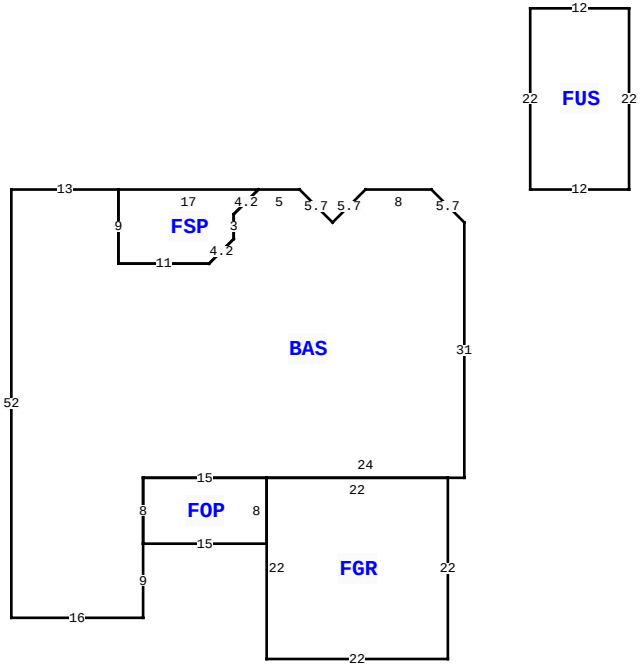
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,047	100		2,047	223,779
FGR	484	55		266	29,079
FOP	120	30		36	3,936
FSP	126	40		50	5,466
FUS	264	100		264	28,860
TOTALS	3,041			2,663	291,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	125.8026	138.38	368,506	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2311 HX Base Yr 2005



844 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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		291,120
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,520
SOH/AGL Deduction		128,548
ASSESSED VALUE		201,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,561
TOTAL JUST VALUE		330,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21417	SFR	613	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0460	5/09/2011	QC	U	I	11	100
GRANTOR: MATTHEW N GREENE & JE						
GRANTEE: MATTHEW N GREENE						
1002/1056	12/15/2003	WD	Q	V		21,500
GRANTOR: D D P CORP						
GRANTEE: MATTHEW N GREENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S52 E16 N9 FOP= E15 N8 W15 S8$ N8 E15 FGR= S22 E22 N22 W22$ E24 N31 L4 U4 W8 D4 L4 L4 U4 W5 FSP= W17 S9 E11 R3 U3 N3 R3 U3 $ D3 L3 S3 D3 L3 W11 N9$ PTR= E50 FUS= E12 N22 W12 S22$ W50$.

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	0166	CONC,PAVMT	0	100	0	0	1,498.00	UT	2.00	2.00	100	2004	2004	3	100	2,996	
2	0169	FENCE/WOOD	0	100	0	0	104.00	UT	13.50	13.50	100	2007	2007	3	100	1,404	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS