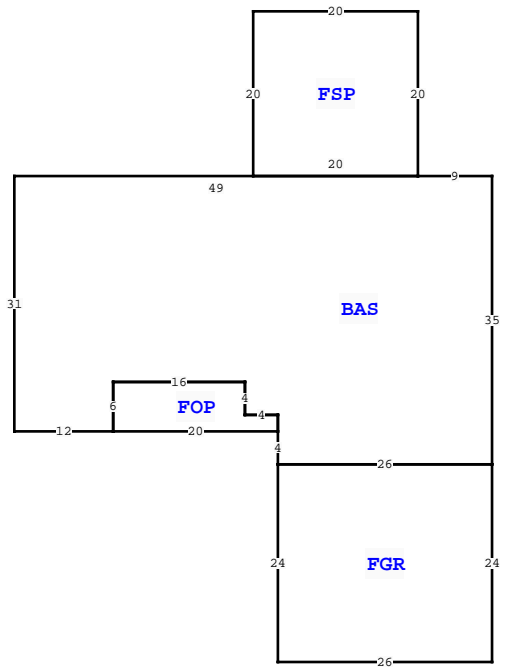


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2014									Heated Area: 1798	HX Base Yr 2014



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	199,797
FGR	624	55		343	38,114
FOP	104	30		31	3,444
FSP	400	40		160	17,780
TOTALS	2,926			2,332	259,135

800 NW EMERALD LAKES DR, LAKE CITY

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

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	0060	CARPOT F	0	100	12	34	UT	4.00	4.00	100	2004	2004	3	100	1,632	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2004	2004	3	100	5,472	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	750	

TOTAL OB/XF 7,854

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			259,135
TOTAL MARKET OB/XF VALUE			7,854
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			301,989
SOH/AGL Deduction			123,470
ASSESSED VALUE			178,519
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,108
TOTAL JUST VALUE			301,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21597	SFR	519	03/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/2762	4/10/2026	QC	U	I	11	100
GRANTOR: BROWN VIVIAN S						
GRANTEE: BROWN VIVIAN S LIVI						
1254/0178	4/30/2013	WD	Q	I	01	171,500
GRANTOR: WILLIAM R & DOROTHY C						
GRANTEE: VIVIAN S BROWN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 FSP= N20 W20 S20 E20\$ W49 S31 E12 FOP= E20 N2 W4 N4 W16 S6\$ N6 E16 S4 E4 S2 S4 FGR= S24 E26 N24 W26\$ E26 N35\$.