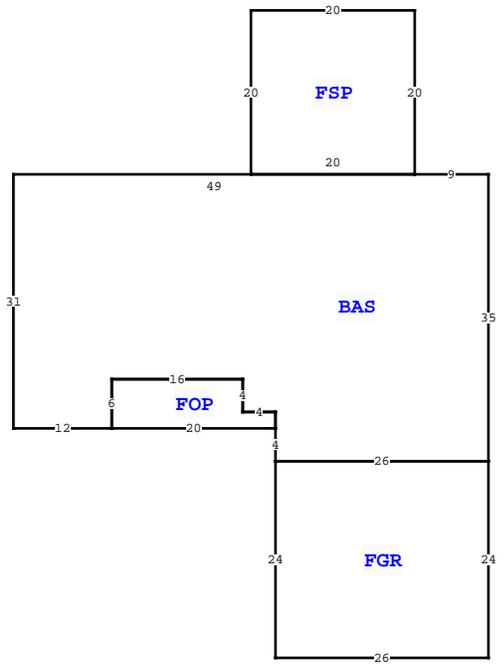


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	143.17	333,872	2004	2004	0	0	21.00	79.00	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	203,362
FGR	624	55		343	38,795
FOP	104	30		31	3,506
FSP	400	40		160	18,097
TOTALS	2,926			2,332	263,759

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	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	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			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	263,759		
TOTAL MARKET OB/XF VALUE	7,854		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	306,613		
SOH/AGL Deduction	128,094		
ASSESSED VALUE	178,519		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	127,108		
TOTAL JUST VALUE	306,613		
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\$.