LOT 13 ARBOR GREENE AT EMERALD L
WD 1010-174, WD 1159-2796, WD 12

BROWN VIVIAN S LIVING TRUST DATED APRIL, 10, 2026
800 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-613

BUILDING CHARACTERISTICS

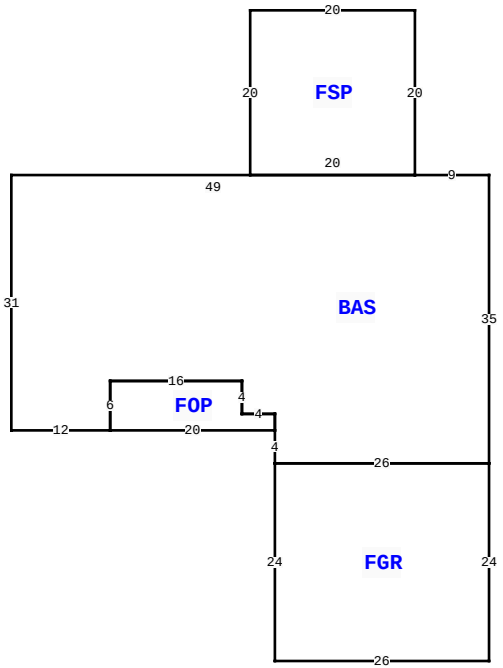
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,798	100		1,798	196,217
FGR	624	55		343	37,432
FOP	104	30		31	3,383
FSP	400	40		160	17,461
TOTALS	2,926			2,332	254,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	125.5859	138.14	322,142	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2014 Heated Area: 1798 HX Base Yr 2014



800 NW EMERALD LAKES DR, LAKE CITY

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

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	0060	CARPORT F	0	100	12	34	408.00	UT	4.00	4.00	100	2004	2004	3	100	1,632	
2	0166	CONC,PAVMT	0	100	0	0	2,736.00	UT	2.00	2.00	100	2004	2004	3	100	5,472	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,492
TOTAL MARKET OB/XF VALUE		7,854
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,346
SOH/AGL Deduction		113,471
ASSESSED VALUE		183,875
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,464
TOTAL JUST VALUE		297,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,989

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,854

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