LOT 29 ARBOR GREENE AT EMERALD L

WD 1013-2893. WD 1016-2525, WD 1

ROMERO LUIS F/ARANGURI MARIA D PETIT
754 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-629

BUILDING CHARACTERISTICS

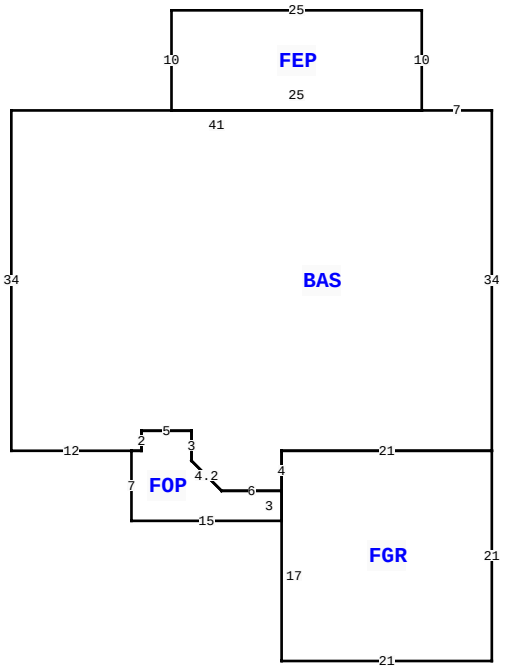
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,654	100		1,654	178,864
FEP	250	80		200	21,628
FGR	441	55		243	26,278
FOP	84	30		25	2,704
TOTALS	2,429			2,122	229,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	126.9774	139.68	296,401	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2015 Heated Area: 1654 HX Base Yr 2015



754 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	0166	CONC,PAVMT	0	100	0	0	1,260.00	UT	2.50	2.50	100	2004	2004	3	100	3,150	
2	0296	SHED METAL	0	100	10	14	140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0060	CARPORT F	0	100	14	45	630.00	UT	2.50	2.50	100	2007	2007	3	100	1,575	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,474
TOTAL MARKET OB/XF VALUE	9,305
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	273,779
SOH/AGL Deduction	88,108
ASSESSED VALUE	185,671
TOTAL EXEMPTION VALUE	13 HX HB 185,671
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	273,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21995	SFR	496	06/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/964	5/07/2026	WD	Q	I	01	350,000
GRANTOR: BYER LARRY JOE						
GRANTEE: ROMERO LUIS F						
1277/0118	6/30/2014	WD	Q	I	01	155,000
GRANTOR: GEORGE L & GAIL R TOW						
GRANTEE: LARRY JOE & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FEP= N10 W25 S10 E25$ W41 S34 E12 FOP= S7E15 N3 W6 U3 L3 N3 W5 S2 W1$E1 N2 E5 S3 R3 D3 E6 FGR= S17 E21 N21 W21 S4$ N4E21 N34$.

LAND DESCRIPTION

TOTAL OB/XF 9,305

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 09/10/2026 BY TP Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS