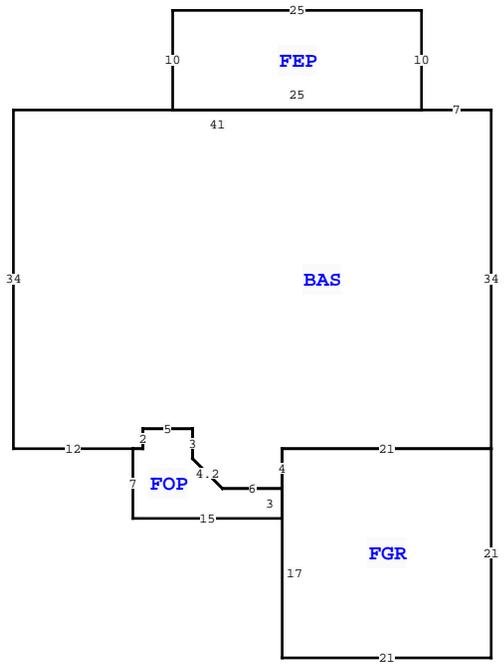


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

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%	- 2015									
Heated Area: 1654 HX Base Yr 2015												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100		1,654	185,357
FEP	250	80		200	22,413
FGR	441	55		243	27,232
FOP	84	30		25	2,802
TOTALS	2,429			2,122	237,803

754 NW EMERALD LAKES DR, LAKE CITY

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

EXTRA FEATURES																	
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	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		237,803	
TOTAL MARKET OB/XF VALUE		9,305	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		282,108	
SOH/AGL Deduction		101,845	
ASSESSED VALUE		180,263	
TOTAL EXEMPTION VALUE		13 HX HB 180,263	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		282,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,194	

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
1277/0118	6/30/2014	WD Q	Q	I	01	155,000
GRANTOR: GEORGE L & GAIL R TOW						
GRANTEE: LARRY JOE & SHARON						
1055/1924	8/15/2005	WD Q	Q	I		180,000
GRANTOR: WILLIAM & BETTY C DEN						
GRANTEE: GEORGE L & GAIL R T						

BUILDING NOTES												
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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												
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								