LOT 31 ARBOR GREENE AT EMERALD L
WD 998-2257, LE 1266-1419, WD 13

LEE WALTER E/LEE MICHELE
708 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-631

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

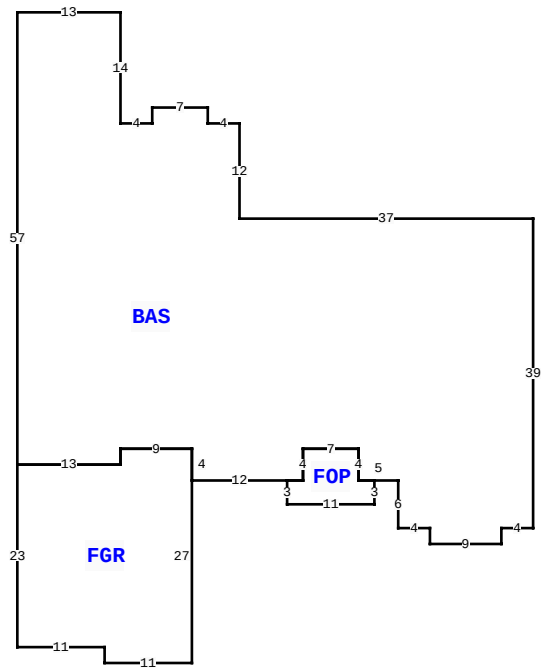
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	2,707	100		2,707	273,604
FGR	546	55		300	30,322
FOP	61	30		18	1,819
TOTALS	3,314			3,025	305,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,025	112.2290	127.94	387,018	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2707 HX Base Yr 2005



708 NW EMERALD LAKES DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,744
TOTAL MARKET OB/XF VALUE		11,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,324
SOH/AGL Deduction		127,397
ASSESSED VALUE		224,927
TOTAL EXEMPTION VALUE	13 HX HB	224,927
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		352,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042453	Roof Replacement	22,000	07/30/2021
21849	SFR	717	05/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1099	9/27/2019	WD	U	I	11	100
GRANTOR: WALTER E & MICHELE LE						
GRANTEE: WALTER E & MICHELE						
1266/1419	4/06/2009	WD	U	I	14	100
GRANTOR: WALTER E & MICHELE LE						
GRANTEE: WALTER E & MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 N12 W4 N2 W7 S2 W4 N14 W13 S57 FGR= S23 E11 S2 E11 N27 W9 S2 W13$ E13 N2 E9 S4 E12 FOP= S3 E11 N3 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E5 S6 E4 S2 E9 N2 E4 N39$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,440.00	UT	2.00	2.00	100	2004	2004	3	100	4,880	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,580

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 04/26/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS