

COMM SW COR, RUN S 4 DEG W 56.46
60 FT FOR POB, CONT S 54 DEG E 2
DEG E 600 FT TO S R/W US HWY 90,

EMERALD 90 LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

28-3S-16-02438-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 199,417 TOTAL MARKET VALUE 199,417 SOH/AGL Deduction 0 ASSESSED VALUE 199,417 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 199,417 TOTAL JUST VALUE 199,417 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 199,417																																																										
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
MAP NUM MKT AREA 06																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1112/0960</td> <td>2/28/2007</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>395,000</td> </tr> <tr> <td colspan="7">GRANTOR: NORTH CENTRAL FLORIDA</td> </tr> <tr> <td colspan="7">GRANTEE: EMERALD 90 LLC</td> </tr> <tr> <td>1008/0703</td> <td>2/24/2004</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>160,000</td> </tr> <tr> <td colspan="7">GRANTOR: RICHARD & DENA PARKER</td> </tr> <tr> <td colspan="7">GRANTEE: NORTH CENTRAL FLORI</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1112/0960	2/28/2007	WD Q	Q	V		395,000	GRANTOR: NORTH CENTRAL FLORIDA							GRANTEE: EMERALD 90 LLC							1008/0703	2/24/2004	WD Q	Q	V		160,000	GRANTOR: RICHARD & DENA PARKER							GRANTEE: NORTH CENTRAL FLORI						
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NEIGHBORHOOD/LOC 29316.00 1.00/																				BUILDING NOTES 																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BUILDING DIMENSIONS 																																																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																																																										
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																																																														
EXTRA FEATURES																																																																														
LAND DESCRIPTION										TOTAL OB/XF 0																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	1000	C	VACANT COMME	0		A-1	0.00	0.00	142,441.00	SF		1.00	1.00	0.80	1.75	1.40	199,417																																																													
REVIEW DATE 09/24/2018 BY KR Total Acres: 3.27 Total Land Value: 199,417 Market: 0 Agricultural: 0 Common: 199,417 PRINTED 06/23/2026 BY SYS																																																																														