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

2027

28-3S-16-02438-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	29316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/0960	2/28/2007	WD	Q	V		395,000
GRANTOR: NORTH CENTRAL FLORIDA						
GRANTEE: EMERALD 90 LLC						
1008/0703	2/24/2004	WD	Q	V		160,000
GRANTOR: RICHARD & DENA PARKER						
GRANTEE: NORTH CENTRAL FLORI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/16/2026 BY SYS