

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																																																								
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 199,417 <b>TOTAL MARKET VALUE</b> 199,417 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 199,417 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 199,417 <b>TOTAL JUST VALUE</b> 199,417 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 199,417																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <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 &amp; 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						
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																																																																														
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																									
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																																																														
																	TOTALS																																																													
																	TOTAL OB/XF 0																																																													
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	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 05/08/2026 BY SYS																																																																														