LOT 35 EMERALD COVE S/D PHS 2.

WD 1078-1558, QC 1274-2256, QC 1

CARNER KENNETH R/CARNER SHERYL A
306 SW WOODLEAF CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

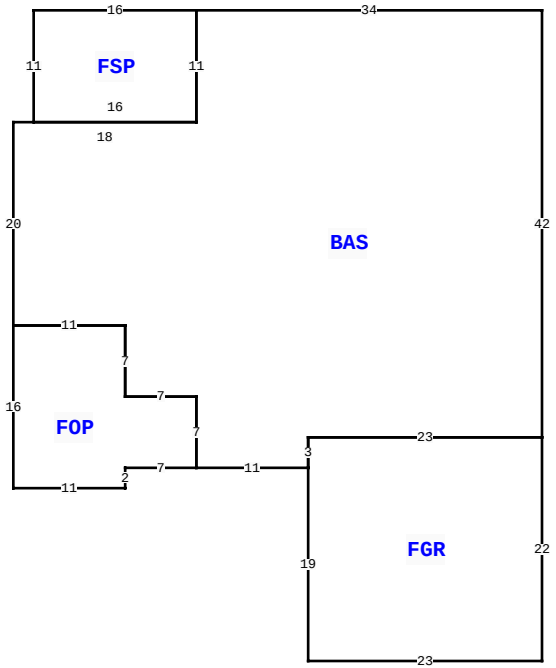
NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	241,311
FGR	506	55		278	35,874
FOP	225	30		68	8,775
FSP	176	40		70	9,033
TOTALS	2,777			2,286	294,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	124.7994	137.28	313,822	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1870 HX Base Yr 2020



306 SW WOODLEAF CT, LAKE CITY

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

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	2.00	2.00	100	2019	2019	3	100	384	
2	0166	CONC,PAVMT	0	100	0	0	1,842.00	UT	2.00	2.00	100	2019	2019	3	100	3,684	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,993
TOTAL MARKET OB/XF VALUE		8,068
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,061
SOH/AGL Deduction		86,296
ASSESSED VALUE		251,765
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,354
TOTAL JUST VALUE		338,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045284	Solar Power Syste	42,493	08/25/2022
37255	SFR	952	09/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2668	1/24/2019	WD	Q	I	01	247,700
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: KENNETH R & SHERYL						
1363/1489	6/27/2018	WD	U	V	37	11,500
GRANTOR: BRYAN K TAYLOR						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S11 W18 S20 E11 S7 E7 S7 E11 N3 E23 N42 $
FGR=[ORIG=-23,45] S19 E23 N22 W23 S3 $
FOP=[ORIG=-52,31] S16 E11 N2 E7 N7 W7 N7 W11 $
FSP=[ORIG=-34,0] W16 S11 E16 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,068

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/14/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS