LOTS 10, 11 & W1/2 OF LOT 12 BLO
HEIGHTS ADD 1.

NOVICKI PETER JR
195 SE EMMA PL
LAKE CITY, FL 32025

2027

33-3S-17-06817-000

BUILDING CHARACTERISTICS

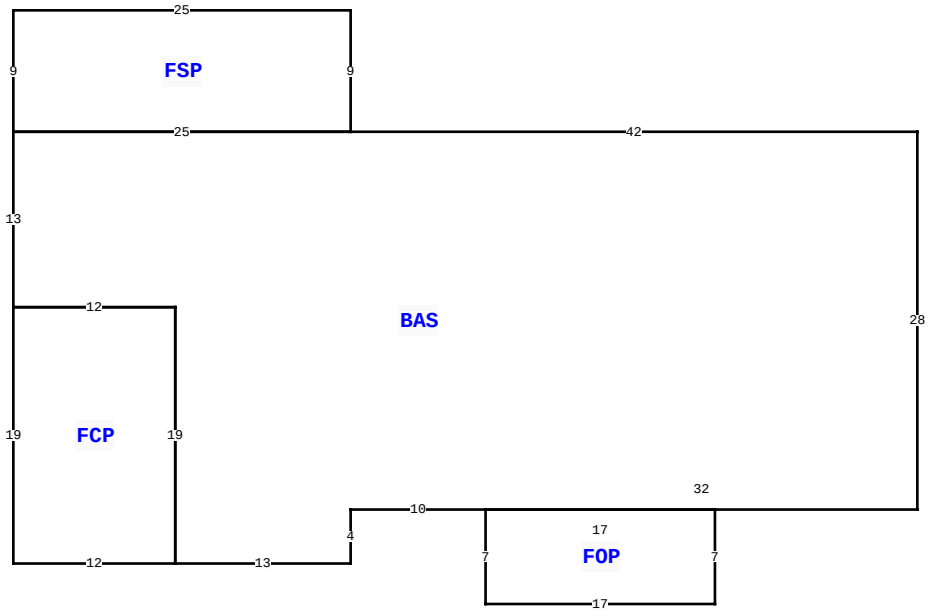
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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 07
NEIGHBORHOOD/LOC		33317.150 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	141,933
FCP	228	25		57	4,628
FOP	119	30		36	2,923
FSP	225	40		90	7,308
TOTALS	2,320			1,931	156,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	106.4090	117.05	226,024	1957	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2018 Heated Area: 1748 HX Base Yr 2018



195 SE EMMA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	425	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,793
TOTAL MARKET OB/XF VALUE	1,125
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	173,668
SOH/AGL Deduction	82,380
ASSESSED VALUE	91,288
TOTAL EXEMPTION VALUE	HX HB SX VP 91,288
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	173,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049591	Remodel	9,837	04/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/572	2/05/2026	WD	Q	I	01	232,000
GRANTOR: HENDRICKSEN RAYMOND D						
GRANTEE: NOVICKI PETER JR						
1477/1244	10/17/2022	LE	U	I	14	100
GRANTOR: HENDRICKSEN RAYMOND D						
GRANTEE: HENDRICKSEN RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 W25 S13 E12 S19 E13 N4 E10 E32 N28 $
FCP=[ORIG=-67,13] S19 E12 N19 W12 $
FSP=[ORIG=-42,0] N9 W25 S9 E25 $
FOP=[ORIG=-32,28] S7 E17 N7 W17 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,125

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	250.00	150.00	37,500.00	SF		1.00	1.00	0.56	0.75	0.42	15,750							

REVIEW DATE 06/25/2026 BY TP Total Acres: 0.86 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS