

BEG 893.40 FT W & 1130.56 FT N O  
 NE1/4, RUN W 494.23 FT, N 100 FT  
 FT, S 100 FT TO POB. (AKA LOT 30

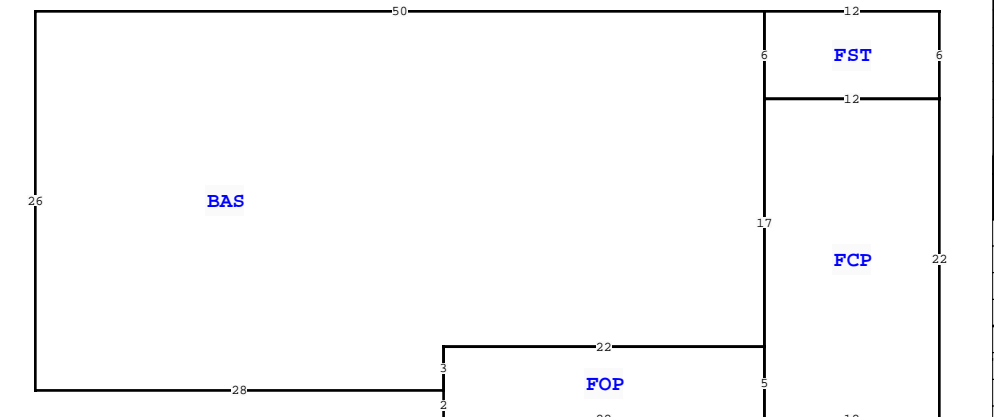
HIGHTOWER DIANA  
 178 SE EMERSON CT  
 LAKE CITY, FL 32025

**2026**

03-4S-17-07572-030  


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 05 | AVERAGE 10     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 80    |
| Interior Floor           | 14 | CARPET 20      |
| 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         |
| Architectural            | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100               | 01  | 1,373     | 118.3000    | 132.50         | 181,922        | 1973 | 1990 |      | 0    | 0    | 35.00  | 65.00 |



| Quality          |                  | 05 05              |      |              |                      |
|------------------|------------------|--------------------|------|--------------|----------------------|
| DOR CODE         |                  | 0100 SINGLE FAMILY |      |              |                      |
| MAP NUM          | MKT AREA         | 06                 |      |              |                      |
| NEIGHBORHOOD/LOC | 3417.0800 1.00/  |                    |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE        | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,234            | 100                |      | 1,234        | 106,278              |
| FCP              | 264              | 25                 |      | 66           | 5,684                |
| FOP              | 110              | 30                 |      | 33           | 2,842                |
| FST              | 72               | 55                 |      | 40           | 3,445                |
| <b>TOTALS</b>    | <b>1,680</b>     |                    |      | <b>1,373</b> | <b>118,249</b>       |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 400             |       |
| 2              | 0190       | FPLC PF     | 0   | 100 | 0 | 0  | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |
| 3              | 0294       | SHED WOOD/  | 0   | 100 | 8 | 16 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 200             |       |
| 4              | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2004    | 2004        | 3 | 100    | 400             |       |
| 5              | 0120       | CLFENCE 4   | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2004    | 2004        | 3 | 100    | 300             |       |

| BLD DATE |  | LGL DATE       |  |
|----------|--|----------------|--|
| XF DATE  |  | LAND DATE      |  |
| INC DATE |  | AG DATE        |  |
|          |  | 04/03/2025 MLU |  |

| COLUMBIA COUNTY PROPERTY  |  |                 |             |
|---------------------------|--|-----------------|-------------|
| VALUATION SUMMARY         |  |                 | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD        |             |
| Tax Group: 2              |  | Tax Dist:       |             |
| BUILDING MARKET VALUE     |  | 118,249         |             |
| TOTAL MARKET OB/XF VALUE  |  | 2,500           |             |
| TOTAL LAND VALUE - MARKET |  | 35,000          |             |
| TOTAL MARKET VALUE        |  | 155,749         |             |
| SOH/AGL Deduction         |  | 59,705          |             |
| ASSESSED VALUE            |  | 96,044          |             |
| TOTAL EXEMPTION VALUE     |  | HX HB WX 56,411 |             |
| BASE TAXABLE VALUE        |  | 39,633          |             |
| TOTAL JUST VALUE          |  | 155,749         |             |
| NCON VALUE                |  | 0               |             |
| INCOME VALUE              |  |                 |             |
| PREVIOUS YEAR MKT VALUE   |  | 156,022         |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1279/1391                      | 8/13/2014 | WD        | U     | I     | 12     | 77,000     |
| GRANTOR: FIRST FEDERAL BANK OF |           |           |       |       |        |            |
| GRANTEE: JAMES & DIANA HIGHT   |           |           |       |       |        |            |
| 1273/2754                      | 4/07/2014 | WD        | U     | I     | 12     | 103,800    |
| GRANTOR: JONATHAN P & PATRICIA |           |           |       |       |        |            |
| GRANTEE: FIRST FEDERAL BANK    |           |           |       |       |        |            |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS   |
|---|
| BAS= W50 S26 E28 FOP= S2 E22 N5 W22 S3\$ N3 E22 FCP= S5 E12N22 W12 S17\$ N17 FST= E12 N6 W12 S6\$ N6\$. |

| LAND DESCRIPTION  |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 2,500 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |