LOT 3 LAKEWOOD ESTATES S/D.
749-844, 878-1551, WD 1004-195,

WOMBLE WILLIAM B/WOMBLE BRANDALYN M
300 NW EMPORIA GLN
LAKE CITY, FL 32055-8740

2026

23-3S-16-02272-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

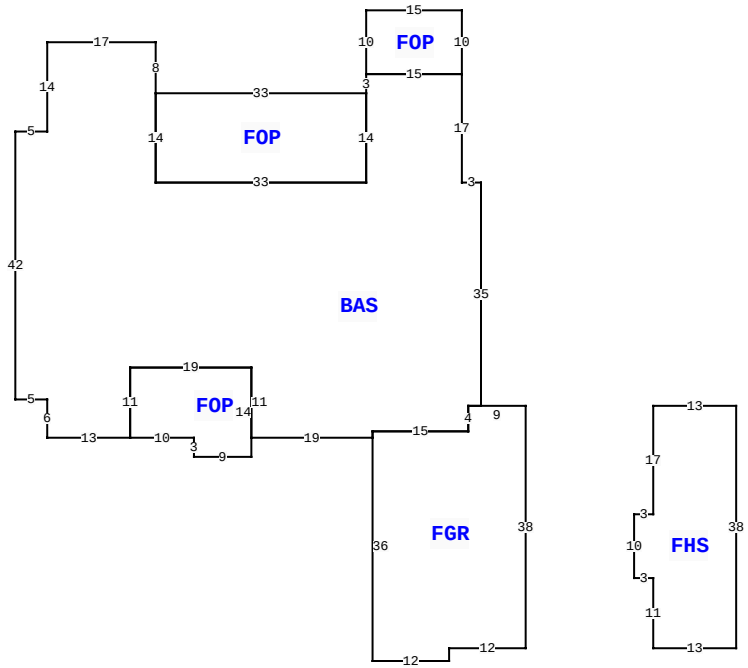
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,325	100		3,325	448,604
FGR	876	55		482	65,030
FHS	524	60		314	42,365
FOP	150	30		45	6,071
FOP	236	30		71	9,579
FOP	462	30		139	18,754
TOTALS	5,573			4,376	590,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,376	125.4792	140.54	615,003	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 3849 HX Base Yr 2022



300 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		590,403
TOTAL MARKET OB/XF VALUE		33,389
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		698,792
SOH/AGL Deduction		76,453
ASSESSED VALUE		622,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		571,617
TOTAL JUST VALUE		698,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41086	POOL		12/31/2020
40718	SFR	0	10/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2782	7/27/2020	WD	Q	V	01	100,000
GRANTOR: GARY C & SUE B TOWNS						
GRANTEE: WILLIAM B & BRANDAL						
1004/0195	1/05/2004	WD	Q	V		70,000
GRANTOR: RICK GARDNER						
GRANTEE: GARY C & SUE B TOWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,10] S14 W5 S42 E5 S6 E13 N11 E19 S11 E19 N1 E15 N4 E2 N35 W3 N17 W15 S3 S14 W33 N14 N8 W17 $
FGR=[ORIG=91,107] E12 N2 E12 N38 W9 S4 W15 S36 $
FHS=[ORIG=135,67] S17 W3 S10 E3 S11 E13 N38 W13 $
FOP=[ORIG=57,18] S14 E33 N14 W33 $
FOP=[ORIG=53,72] E10 S3 E9 N14 W19 S11 $
FOP=[ORIG=90,5] S10 E15 N10 W15 $
.

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	0280	POOL R/CON	0	100	26	15	390.00	UT	70.00	70.00	100	2022	2021		93	25,389	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2022	2021		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 33,389

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 5.41 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 10/03/2025 BY SYS