LOT 10 LAKEWOOD ESTATES S/D.
874-2237, 953-868, LE 1115-2676,

MACKEY STEVEN E/MACKEY MARILOU GALE
102 NW EMPORIA GLN
LAKE CITY, FL 32055

2026

23-3S-16-02272-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

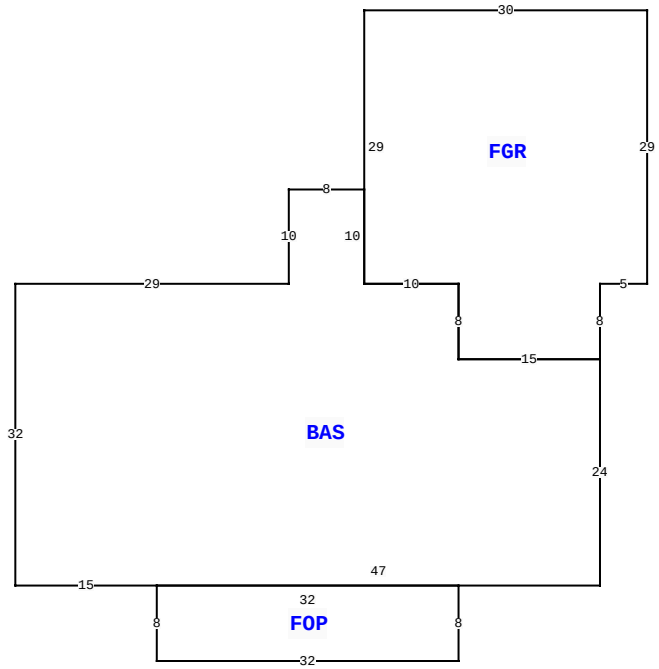
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 23316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	221,721
FGR	990	55		544	62,045
FOP	256	30		77	8,782
TOTALS	3,190			2,565	292,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,565	124.1856	139.09	356,766	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1944 HX Base Yr 2022



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

102 NW EMPORIA GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,548
TOTAL MARKET OB/XF VALUE		10,326
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		377,874
SOH/AGL Deduction		301,369
ASSESSED VALUE		76,505
TOTAL EXEMPTION VALUE	HX HB 13	76,505
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		377,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26603	SFR	25	01/11/2008
25302	SFR	622	12/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/2676	4/03/2007	WD	Q	V	01	100
GRANTOR: STEVEN & MARILOU MACK						
GRANTEE: FRANCES L MACKEY						
0953/0868	5/10/2002	WD	P	V	99	50,000
GRANTOR: KENNETH & SHANNON DIS						
GRANTEE: STEVEN & MARILOU GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S10 W29 S32 E15 FOP= S8 E32 N8 W32$ E47 N24 FGR= N8 E5 N29 W30 S29 E10 S8 E15$ W15 N8 W10 N10$.

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	3,442.00	UT	3.00	3.00	100	2007	2007	3	100	10,326	

LAND DESCRIPTION

TOTAL OB/XF 10,326

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 05/16/2023 BY JB Total Acres: 5.13 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS