

LOT 14 EMERALD LAKES S/D.
798-2285, 798-2287, DC 1269-2360

FLOOD COLIN A/FLOOD LOREN N
423 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-114



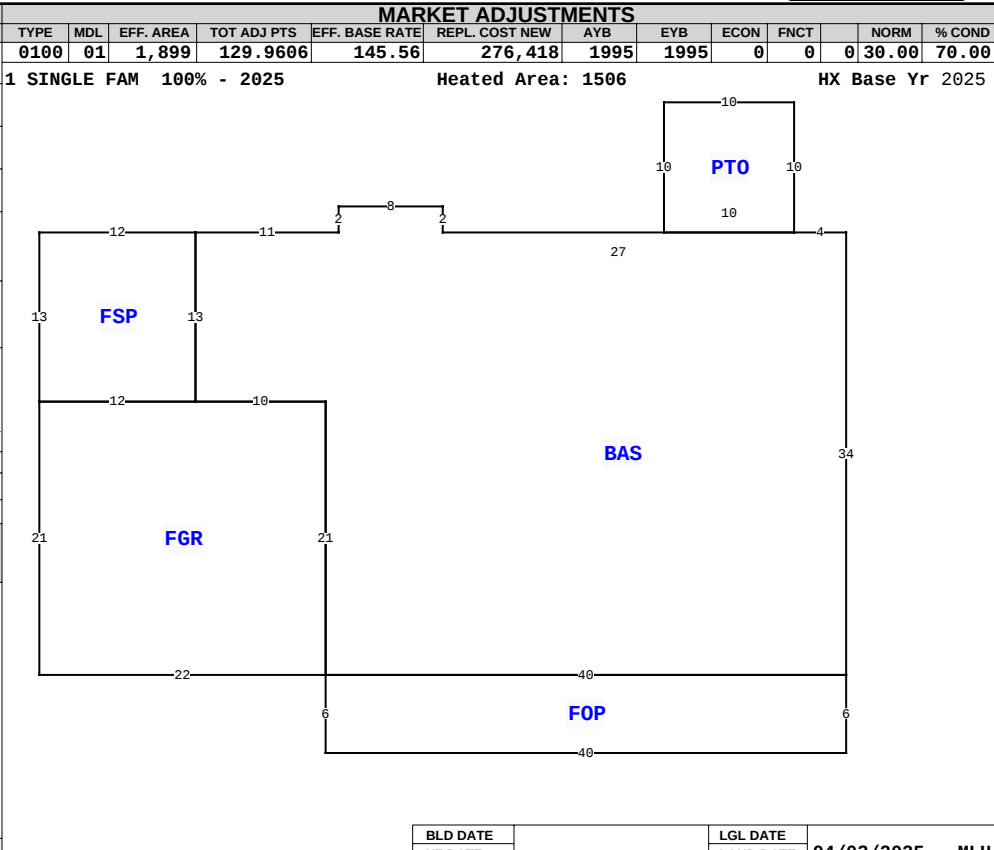
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100		1,506	153,449
FGR	462	55		254	25,880
FOP	240	30		72	7,336
FSP	156	40		62	6,318
PTO	100	5		5	510
TOTALS	2,464			1,899	193,493

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0 100	0	0	1,512.00	UT	1.50	1.50
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,200.00	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
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1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0 100	0	0	1,512.00	UT	1.50	1.50
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	193,493		
TOTAL MARKET OB/XF VALUE	5,468		
TOTAL LAND VALUE - MARKET	38,500		
TOTAL MARKET VALUE	237,461		
SOH/AGL Deduction	0		
ASSESSED VALUE	237,461		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	186,739		
TOTAL JUST VALUE	237,461		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	240,225		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9293	SFR	250	01/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1124	10/16/2024	WD	Q	I	01	289,000
GRANTOR: MORGAN DENNIS						
GRANTEE: FLOOD COLIN A						
1498/2526	8/28/2023	WD	Q	I	01	270,000
GRANTOR: RILEY JOEL DEAN						
GRANTEE: MORGAN DENNIS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W4 PTO= N10 W10 S10 E10\$ W27 N2 W8 S2 W11 FSP= W12 S13 E12 N13\$ S13 FGR= W12 S21E22 N21 W10\$ E10 S21 FOP= S6 E40 N6 W40\$ E40 N34 \$.									