LOT 19 EMERALD LAKES S/D

797-2306, 949-648.

UDELL IVAN R
10469 2ND ST
WHITE SPRINGS, FL 32096

2025

28-3S-16-02372-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

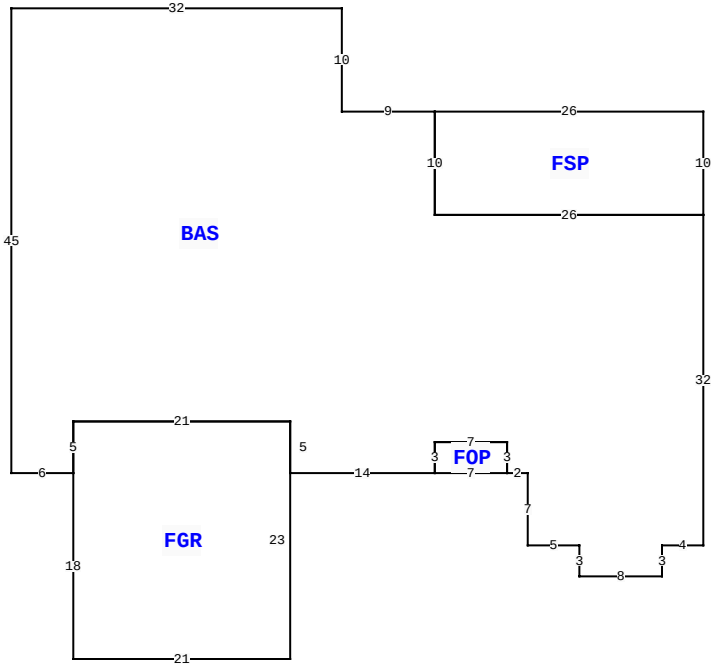
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,422	100		2,422	215,176
FGR	483	55		266	23,632
FOP	21	30		6	533
FSP	260	40		104	9,240
TOTALS	3,186			2,798	248,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	111.7200	125.13	350,114	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2004 Heated Area: 2422 HX Base Yr 2004



107 NW IRISH GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,581
TOTAL MARKET OB/XF VALUE		3,863
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,444
SOH/AGL Deduction		112,043
ASSESSED VALUE		175,401
TOTAL EXEMPTION VALUE	HX HB MH	50,722
BASE TAXABLE VALUE		124,679
TOTAL JUST VALUE		287,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0949/0648	3/19/2002	WD	P	I	99	135,000
GRANTOR: FREDERICK C NEAL III						
GRANTEE: IVAN R UDELL						
0797/2306	11/10/1994	WD	U	I	32	125,900
GRANTOR: NORTH CONST INC						
GRANTEE: FREDERICK C III & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S45 E6 FGR= S18 E21N23 W21 S5$ N5 E21 S5 E14 FOP= E7 N3 W7 S3$ N3 E7 S3 E2S7 E5 S3 E8 N3 E4 N32 FSP= N10 W26 S10 E26$ W26 N10 W9 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	1,242.00	UT	1.50	1.50	100	1995	1995	3	100	1,863	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,863

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/05/2018 BY KR Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/28/2025 BY SYS