LOT 20 EMERALD LAKES S/D.
797-720, 797-722, WD 868-1778, Q

BRUTON CAROLYN M
127 NW IRISH GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

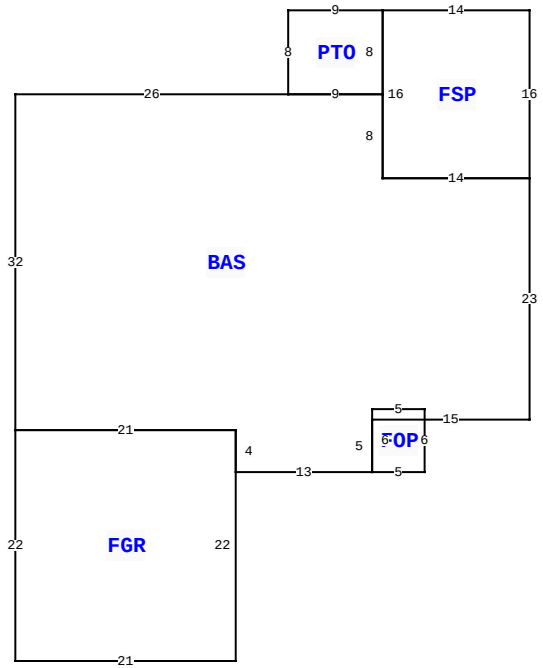
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,493	100		1,493	143,877
FGR	462	55		254	24,477
FOP	30	30		9	867
FSP	224	40		90	8,673
PTO	72	5		4	385
TOTALS	2,281			1,850	178,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	127.0000	142.24	263,144	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2021 Heated Area: 1493 HX Base Yr 2021



127 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		178,280
TOTAL MARKET OB/XF VALUE		14,075
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,355
SOH/AGL Deduction		109,063
ASSESSED VALUE		118,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,570
TOTAL JUST VALUE		227,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/241	1/14/2021	LE	U	I	14	100
GRANTOR: BRUTON CAROLYN M						
GRANTEE: CAROLYN M BRUTON						
1426/2044	12/17/2020	WD	Q	I	01	204,800
GRANTOR: CHIONG ROY						
GRANTEE: BRUTON CAROLYN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S32 FGR= S22 E21 N22 W21$ E21 S4 E13 FOP= E5 N6 W5 S6$ N5 E15 N23 FSP= N16W14 S16 E14$ W14 N8 PTO= N8 W9 S8 E9$ W9 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,434.00	UT	1.50	1.50	100	1995	1995	3	100	2,151	
3	0169	FENCE/WOOD	0	100	0	0	376.00	UT	7.50	7.50	70	1995	1995	3	70	1,974	
4	0210	GARAGE U	0	100	24	30	720.00	UT	10.00	10.00	100	2007	2007	3	100	7,200	
5	0120	CLFENCE 4	0	100	0	0	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 14,075

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 09/04/2018 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS