

LOT 21 EMERALD LAKES S/D.
787 1533, DC 1238-1428, WD 1370-

HALLMAN DONOVAN
135 NW IRISH GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
BAS	234	100
BAS	1,894	100
FGR	460	55
FOP	25	30
FSP	978	40
TOTALS	3,591	2,780
TOTALS		272,825

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,829.00	UT	1.50
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,780	126.9884	142.23	395,399	1994	1994	0	0	0 31.00	69.00
1 SINGLE FAM 100% - 2021 Heated Area: 2128 HX Base Yr 2021											
135 NW IRISH GLN, LAKE CITY											
BLD DATE: 04/03/2025 MLU											

TOTAL OB/XF											
17,480											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,825	
TOTAL MARKET OB/XF VALUE		17,480	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		325,305	
SOH/AGL Deduction		68,143	
ASSESSED VALUE		257,162	
TOTAL EXEMPTION VALUE		HX HB VX 13	
BASE TAXABLE VALUE		257,162	
TOTAL JUST VALUE		0	
NCON VALUE		325,305	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		329,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043598	Remodel	27,000	01/26/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1412/1356	5/29/2020	WD	U	I	11
GRANTOR: ROBERT LEE HALLMAN					
GRANTEE: DONOVAN HALLMAN					
1370/0314	9/18/2018	WD	Q	I	01
GRANTOR: ARTHUR A DENNIS					
GRANTEE: ROBERT LEE HALLMAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 S29 E9 S14 E33 FGR= S20 E23 N20 W23\$ E28 N20FOP= N5 W5 S5 E5\$ W5 FSP= N5 BAS= E5 N18 W13 S18 E8\$ W8 N18 W10 N6 W22 S6 W10 S11 E12 S12E5 N2 E8 S2 E25 \$ W20 N2 W8 S2 W5 N12W12 N11\$.									