LOT 22 EMERALD LAKES S/D
790-365, 790-367, DC 939-1872, 9

WILSON TODD L/WILSON SUSAN M
126 NW IRISH GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

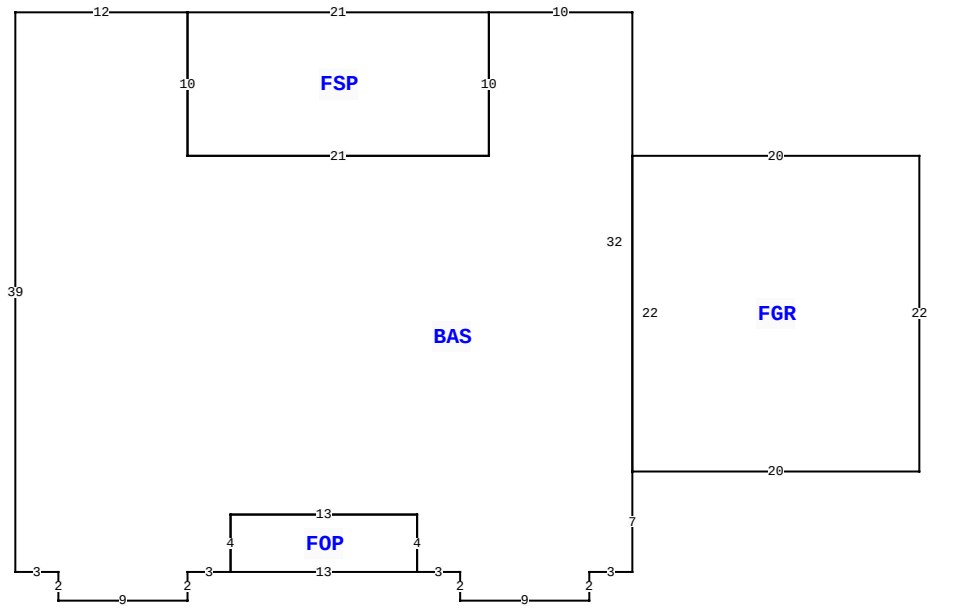
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,451	100		1,451	146,322
FGR	440	55		242	24,404
FOP	52	30		16	1,614
FSP	210	40		84	8,471
TOTALS	2,153			1,793	180,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	130.0200	145.62	261,097	1994	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2006 Heated Area: 1451 HX Base Yr 2006



126 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		180,810
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		222,410
SOH/AGL Deduction		74,179
ASSESSED VALUE		148,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,509
TOTAL JUST VALUE		222,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052511	Roof Replacement	22,515	03/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/2460	3/24/2005	WD	Q	I		150,000
GRANTOR: FRANKLIN & MILDRED BR						
GRANTEE: TODD L & SUSAN M WI						
0939/1128	11/09/2001	WD	Q	I		98,000
GRANTOR: DOLLY V DORSETT						
GRANTEE: FRANKLIN & MILDRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= W21 S10 E21 N10$ S10 W21 N10 W12 S39 E3 S2E9 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4 E3 S2 E9 N2 E3 N7 FGR= E20 N22 W20 S22$ N32$.

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	2,160.00	UT	2.00	2.00	100	0	0	3	100	4,320	
2	0169	FENCE/WOOD	0	100	0	0	304.00	UT	7.50	7.50	100	1994	1994	3	100	2,280	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS