LOT 24 EMERALD LAKES S/D

796-1985, 796-1987, DC 1330-1113

DAVIS PAULA E
147 NW DAUGHTRY GLN
LAKE CITY, FL 32055

2025

28-3S-16-02372-124

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	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	1,308	100		1,308	121,304
FGR	462	55		254	23,556
FSP	162	40		65	6,028
PTO	160	5		8	742
TOTALS	2,092			1,635	151,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	116.6220	130.62	213,564	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1996 Heated Area: 1308 HX Base Yr 1996

147 NW DAUGHTRY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,630
TOTAL MARKET OB/XF VALUE		4,024
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		190,654
SOH/AGL Deduction		63,575
ASSESSED VALUE		127,079
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		21,357
TOTAL JUST VALUE		190,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048992	Roof Replacement	12,000	01/10/2024
20187	POOL	150	11/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0796/1987	10/14/1994	WD	Q	I		74,300
GRANTOR: NORTH CONSTRUCTION						
GRANTEE: DONALD P & PAULA E						
0796/1985	10/14/1994	WD	Q	V		12,500
GRANTOR: DDP CORP						
GRANTEE: NORTH CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1308$ FGR= 462$ FSP= 162$ PTO= 160$.

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	30	42	812.00	UT	2.00	2.00	100	2002	2002	3	100	1,624	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,024

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 01/30/2024 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/28/2025 BY SYS