LOT 25 EMERALD LAKES S/D

839-1994, 839-1996, 909-1126, WD

MOOR ALBERTA LAURA
137 NW DAUGHTRY GLN
LAKE CITY, FL 32055

2025

28-3S-16-02372-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

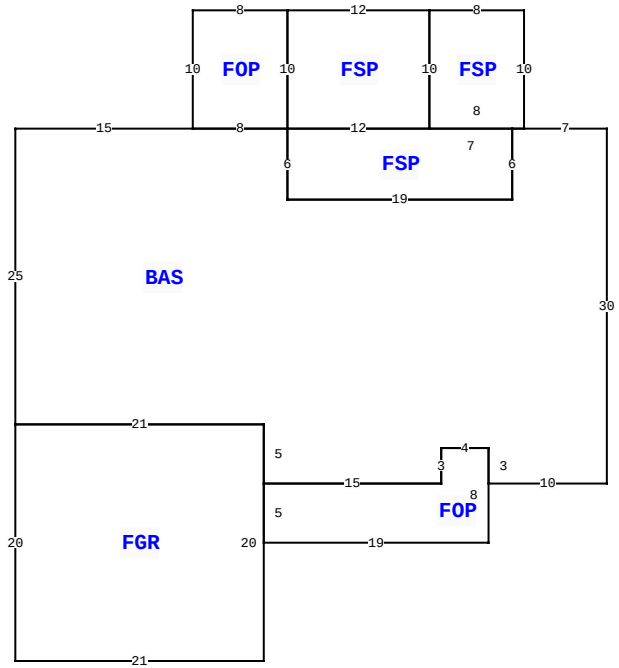
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,269	100		1,269	122,929
FGR	420	55		231	22,377
FOP	80	30		24	2,325
FOP	107	30		32	3,100
FSP	80	40		32	3,100
FSP	114	40		46	4,456
FSP	120	40		48	4,650
TOTALS	2,190			1,682	162,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	118.4820	132.70	223,201	1997	1997	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2017 Heated Area: 1269 HX Base Yr 2017



137 NW DAUGHTRY 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		162,937
TOTAL MARKET OB/XF VALUE		5,118
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,055
SOH/AGL Deduction		79,249
ASSESSED VALUE		123,806
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		18,084
TOTAL JUST VALUE		203,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050711	Roof Replacement	6,945	08/30/2024
000048282	Roof Replacement	13,264	09/28/2023
12552	SFR	205	05/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/429	9/05/2024	WD	U	I	11	100
GRANTOR: MOOR ALBERTA LAURA						
GRANTEE: MOOR ALBERTA LAURA						
1523/1885	9/05/2024	LE	U	I	14	100
GRANTOR: MOOR ALBERT LAURA (LE						
GRANTEE: MOOR DAVID C (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S25 FGR= S20 E21 N20 W21$ E21 S5 FOP= S5 E19 N8 W4 S3 W15$ E15 N3 E4 S3 E10 N30 W7 FSP= N10 W8 S10 E8$ W1 FSP= W7 FSP= N10 W12 S10 E12$ W12 S6 E19 N6$ S6 W19 N6 FOP= N10 W8 S10 E8$ W8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,704.00	UT	1.50	1.50	100	1997	1997	3	100	2,556	
3	0169	FENCE/WOOD	0	100	0	0	184.00	UT	3.00	3.00	100	1997	1997	3	100	552	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	75	1997	1997	3	75	810	

LAND DESCRIPTION

TOTAL OB/XF 5,118

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 09/19/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/28/2025 BY SYS