LOT 27 EMERALD LAKES S/D.
796-2219, 796-2221, 838-2466, 84

HILL EARNEST L
114 NW DAUGHTRY GLN
LAKE CITY, FL 32055

2025

28-3S-16-02372-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

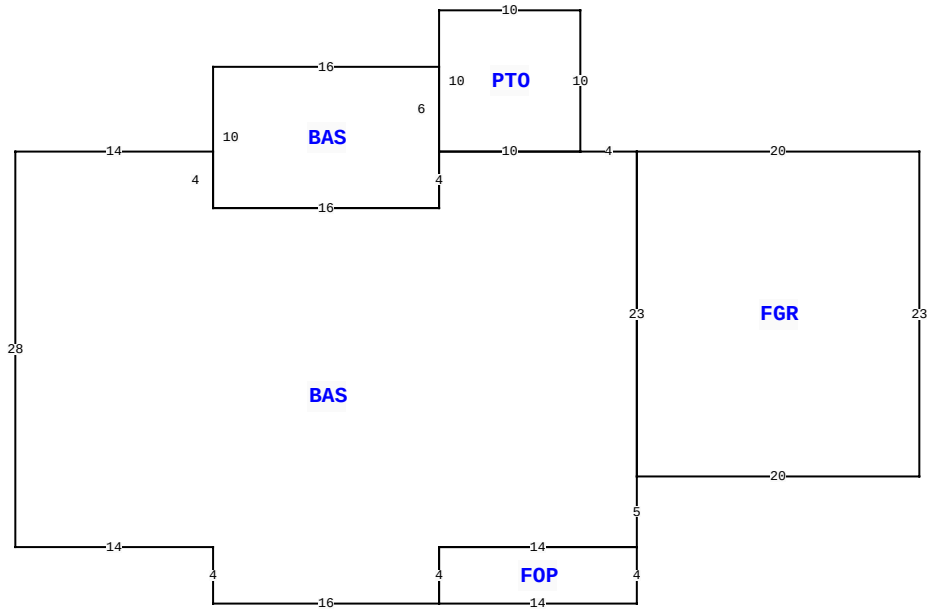
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	160	100		160	14,564
BAS	1,232	100		1,232	112,139
FGR	460	55		253	23,029
FOP	56	30		17	1,547
PTO	100	5		5	455
TOTALS	2,008			1,667	151,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	114.4640	128.20	213,709	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2014 Heated Area: 1392 HX Base Yr 2014



114 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		151,733
TOTAL MARKET OB/XF VALUE		7,668
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,401
SOH/AGL Deduction		74,507
ASSESSED VALUE		119,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,172
TOTAL JUST VALUE		194,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31510	MAINT/ALTR	40	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1686	10/22/2013	WD	Q	I	01	124,400
GRANTOR: LINDA K WILLINGHAM						
GRANTEE: EARNEST L HILL						
1137/2661	12/07/2007	WD	Q	I		151,000
GRANTOR: SABIN						
GRANTEE: LINDA K WILLINGHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S28 E14 S4 E16 FOP= E14 N4 W14 S4$ N4 E14 N5FGR= E20 N23 W20 S23$ N23 W4 PTO= N10 W10 S10 E10$ W10 BAS= N6 W16 S10 E16 N4$ S4 W16 N4$.

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	1,725.00	UT	1.50	1.50	100	1995	1995	3	100	2,588	
2	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50	4.50	75	1995	1995	3	75	1,080	
3	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50	7.50	75	1995	1995	3	75	1,800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 7,668

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: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/28/2025 BY SYS