LOT 28 EMERALD LAKES S/D.

797-1389, 797-1391, DC 1496-1546

MILLER CAROL M
136 NW DAUGHTRY DR
LAKE CITY, FL 32055-9817

2025

28-3S-16-02372-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

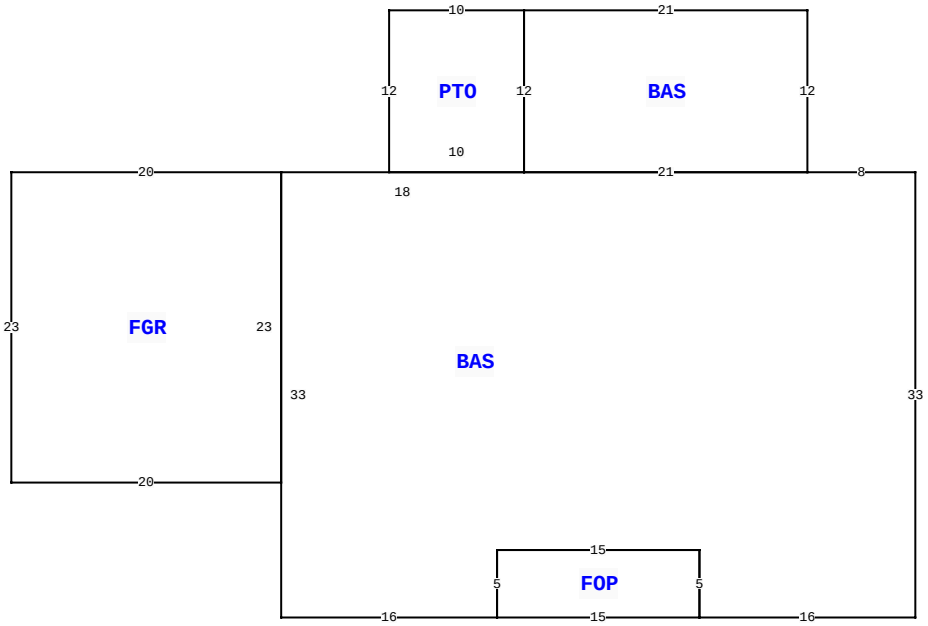
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	252	100		252	22,308
BAS	1,476	100		1,476	130,659
FGR	460	55		253	22,396
FOP	75	30		22	1,947
PTO	120	5		6	531
TOTALS	2,383			2,009	177,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	112.9080	126.46	254,058	1994	1994	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1995 Heated Area: 1728 HX Base Yr 1995



136 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		177,841
TOTAL MARKET OB/XF VALUE		2,504
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,345
SOH/AGL Deduction		87,391
ASSESSED VALUE		127,954
TOTAL EXEMPTION VALUE	HX HB DX WX	60,722
BASE TAXABLE VALUE		67,232
TOTAL JUST VALUE		215,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0797/1391	10/31/1994	WD	Q	I		81,000
GRANTOR: NORTH CONSTRUCTION						
GRANTEE: THOMAS W JR & CAROL						
0797/1389	10/31/1994	WD	Q	V		12,500
GRANTOR: DDP CORP						
GRANTEE: NORTH CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N12 W21 S12 E21$ W21 PTO= N12 W10 S12 E10$ W18 FGR= W20 S23 E20 N23$ S33E16 FOP= E15 N5 W15 S5$ N5 E15 S5 E16 N33$.

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	1,536.00	UT	1.50	1.50	100	0	0	3	100	2,304	
2	0166	CONC,PAVMT	0	100	10	10	100.00	UT	2.00	2.00	100	1994	1994	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,504

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 11/05/2020 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/27/2025 BY SYS