

LOT 34 EMERALD LAKES S/D.  
802-1618, 802-1620, WD 1004-1369

GOLASKI DANIEL JOSEPH  
PO BOX 233  
LAKE CITY, FL 32056-0233

2025

28-3S-16-02372-134



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 14 | PREFIN MT 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                |    | 2.5 100        |
| 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 |
|---------|--|----------|----|

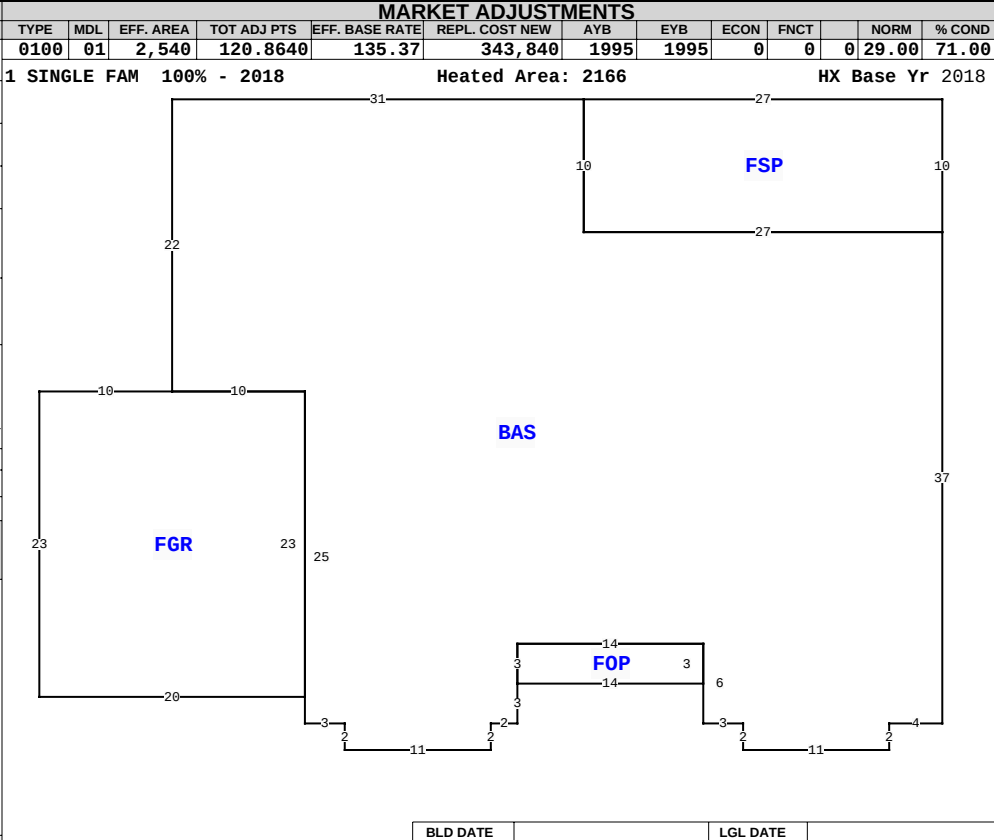
|                  |           |       |
|------------------|-----------|-------|
| NEIGHBORHOOD/LOC | 28316.050 | 1.00/ |
|------------------|-----------|-------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,166            | 100         |      | 2,166        | 208,180              |
| FGR       | 460              | 55          |      | 253          | 24,317               |
| FOP       | 42               | 30          |      | 13           | 1,250                |
| FSP       | 270              | 40          |      | 108          | 10,380               |
| TOTALS    | 2,938            |             |      | 2,540        | 244,126              |

| EXTRA FEATURES |  |  |
|----------------|--|--|
|----------------|--|--|

| L N | 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  | 2,374.00 | UT | 1.50  | 1.50           | 100       | 1995    | 1995        | 3 | 100    | 3,561           |       |
| 2   | 0280       | POOL R/CON  | 0   | 100 | 16 | 25 | 400.00   | UT | 70.00 | 70.00          | 100       | 1998    | 1998        | 3 | 40     | 11,200          |       |
| 3   | 0294       | SHED WOOD/  | 0   | 100 | 24 | 24 | 576.00   | UT | 5.50  | 5.50           | 100       | 1998    | 1998        | 3 | 100    | 3,168           |       |
| 4   | 0282       | POOL ENCL   | 0   | 100 | 27 | 45 | 1,215.00 | UT | 15.00 | 15.00          | 100       | 1995    | 1995        | 3 | 40     | 7,290           |       |
| 5   | 0251       | LEAN TO W/  | 0   | 100 | 8  | 16 | 128.00   | UT | 3.00  | 3.00           | 100       | 1995    | 1995        | 3 | 100    | 384             |       |
| 6   | 0070       | CARPORT UF  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2007    | 2007        | 3 | 100    | 600             |       |
| 7   | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2007    | 2007        | 3 | 100    | 1,200           |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 0100     | C   | SFR                  | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



|                              |          |           |            |     |
|------------------------------|----------|-----------|------------|-----|
| 157 NW WINDING PL, LAKE CITY | BLD DATE | LGL DATE  | 04/03/2025 | MLU |
|                              | XF DATE  | LAND DATE |            |     |
|                              | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  | 27,403 |
|-------------|--|--|--------|
|-------------|--|--|--------|

| COLUMBIA COUNTY PROPERTY  |          |  | PAGE 1 of 1 | 2 |
|---------------------------|----------|--|-------------|---|
| VALUATION SUMMARY         |          |  |             |   |
| VALUATION BY              |          |  | STANDARD    |   |
| Tax Group: 2              |          |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |          |  | 244,126     |   |
| TOTAL MARKET OB/XF VALUE  |          |  | 27,403      |   |
| TOTAL LAND VALUE - MARKET |          |  | 35,000      |   |
| TOTAL MARKET VALUE        |          |  | 306,529     |   |
| SOH/AGL Deduction         |          |  | 119,250     |   |
| ASSESSED VALUE            |          |  | 187,279     |   |
| TOTAL EXEMPTION VALUE     | HX HB SX |  | 100,722     |   |
| BASE TAXABLE VALUE        |          |  | 86,557      |   |
| TOTAL JUST VALUE          |          |  | 306,529     |   |
| NCON VALUE                |          |  | 0           |   |
| INCOME VALUE              |          |  |             |   |
| PREVIOUS YEAR MKT VALUE   |          |  | 289,496     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 37246      | MAINT/ALTR  | 90  | 09/24/2018 |
| 14176      | POOL        | 90  | 06/22/1998 |
| 9524       | SFR         | 340 | 03/28/1995 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1541/1655                      | 6/02/2025 | WD           | U      | I      | 11        | 100           |
| GRANTOR: GOLASKI DANIEL JOSEPH |           |              |        |        |           |               |
| GRANTEE: GOLASKI DANIEL JOSE   |           |              |        |        |           |               |
| 1460/287                       | 2/22/2022 | QC           | U      | I      | 11        | 90,000        |
| GRANTOR: GOLASKI KAREN A       |           |              |        |        |           |               |
| GRANTEE: GOLASKI DAN J         |           |              |        |        |           |               |

| BUILDING NOTES |  |  |
|----------------|--|--|
|----------------|--|--|

| BUILDING DIMENSIONS                                                                                                                                    |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS= W31 S22 FGR= W10 S23 E20 N23 W10\$ E10 S25 E3 S2 E11N2 E2 N3 FOP= E14 N3 W14 S3\$ N3 E14 S6 E3 S2 E11 N2 E4 N37 FSP= N10 W27 S10 E27\$ W27 N10\$. |  |  |