

LOT 68 EMERALD LAKES PHASE 2.
WD 1021-1266, CT 1233-777, WD 12

MCMULLEN DANIEL THOMAS LIVING TRUST DATED MAY 25,
147 NW LAKESIDE CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-268



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	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	28316.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,443	100
FGR	504	55
FOP	95	30
FOP	128	30
TOTALS	2,170	
		1,786
		213,562

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1,300.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,786	133.4550	149.47	266,953	2005	2005	0	0
1 SINGLE FAM 100% - 2024 Heated Area: 1443 HX Base Yr 2024									
TOTALS 2,170 1,786 213,562									

147 NW LAKESIDE CT, LAKE CITY									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		213,562	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		252,162	
SOH/AGL Deduction		17,721	
ASSESSED VALUE		234,441	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		183,719	
TOTAL JUST VALUE		252,162	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,832	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22272	SFR	450	09/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1493/2625	6/30/2023	WD	Q	I	01
GRANTOR: TOUCHTON JASON LOGAN					
GRANTEE: MCMULLEN DANIEL THO					
1424/0472	11/12/2020	WD	Q	I	01
GRANTOR: ALLAN CARL PEELER					
GRANTEE: JASON LOGAN TOUCHTO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W33 S33 E12 FOP= S7 E16 N3 W6 U4 L4 N3 W5 S3 W1\$ E1 N3 E5 S3 R4 D4 E6 FGR= S17 E21 N24 W21 S7\$ N7 E21 N22 FOP= N8 W16 S8 E16\$ W16 N8\$.									