LOT 78 EMERALD LAKES PHASE 3.

814-1147, 823-2369, 823-2371, WD

SCHROCK JAMES ANDREW
119 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-378

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

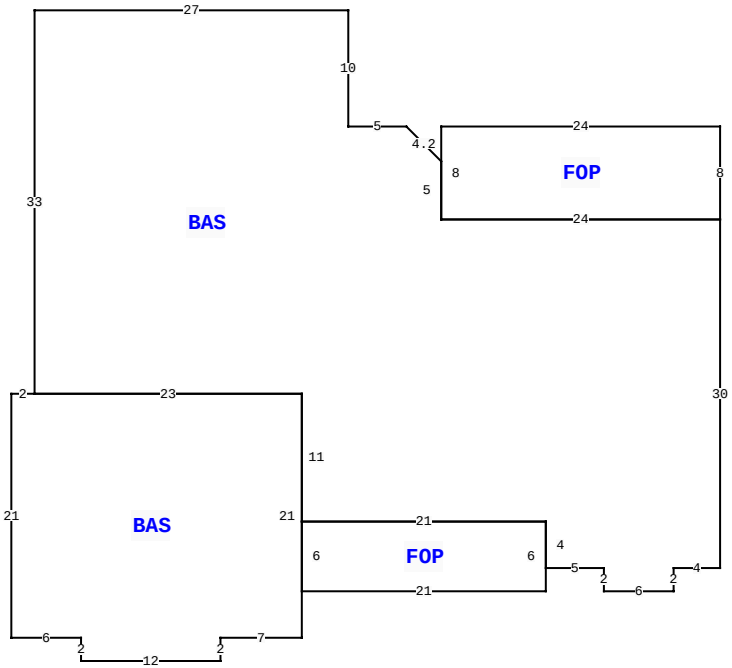
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	549	100		549	68,980
BAS	1,899	100		1,899	238,604
FOP	126	30		38	4,775
FOP	192	30		58	7,287
TOTALS	2,766			2,544	319,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	118.0900	132.26	336,469	1996	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 2448 HX Base Yr 2022



119 NW CHARLOTTE 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		319,646
TOTAL MARKET OB/XF VALUE		29,759
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,405
SOH/AGL Deduction		47,740
ASSESSED VALUE		336,665
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		280,943
TOTAL JUST VALUE		384,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14194	POOL	120	06/25/1998
11362	SFR	230	07/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1557	10/15/2021	WD	Q	I	01	395,000
GRANTOR: MARTIN LARRY D JR						
GRANTEE: SCHROCK JAMES ANDRE						
0823/2371	6/20/1996	WD	Q	I		112,000
GRANTOR: DON REED						
GRANTEE: LARRY D MARTIN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S33 E23 S11 E21 S4 E5 S2 E6 N2 E4 N30 W24 N5 U3L3 W5 N10 $
BAS=[DPR_YEAR=2021;ORIG=-27,33] W2 S21 E6 S2 E12 N2 E7 N21 W23 $
FOP=[ORIG=32,18] N8 W24 S8 E24 $
FOP=[ORIG=-4,44] S6 E21 N6 W21 $
.

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	1,656.00	UT	1.50	1.50	100	1996	1996	3	100	2,484	
2	0280	POOL R/CON	0	100	10	28	280.00	UT	70.00	70.00	100	1998	1998	3	40	7,840	
3	0166	CONC,PAVMT	0	100	0	0	670.00	UT	1.50	1.50	100	1998	1998	3	100	1,005	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	720	
5	0294	SHED WOOD/	0	100	20	24	480.00	UT	7.50	7.50	100	1996	1996	3	100	3,600	
6	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	100	1996	1996	3	100	320	
7	0282	POOL ENCL	0	100	27	45	1,215.00	UT	15.00	15.00	100	1996	1996	3	40	7,290	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 29,759

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/09/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS