

LOT 79 EMERALD LAKES PHASE 3.
814-1147, 828-590, 828-592, 906-

HOAGLAND AUBREY R/HOAGLAND CLARINDA
143 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

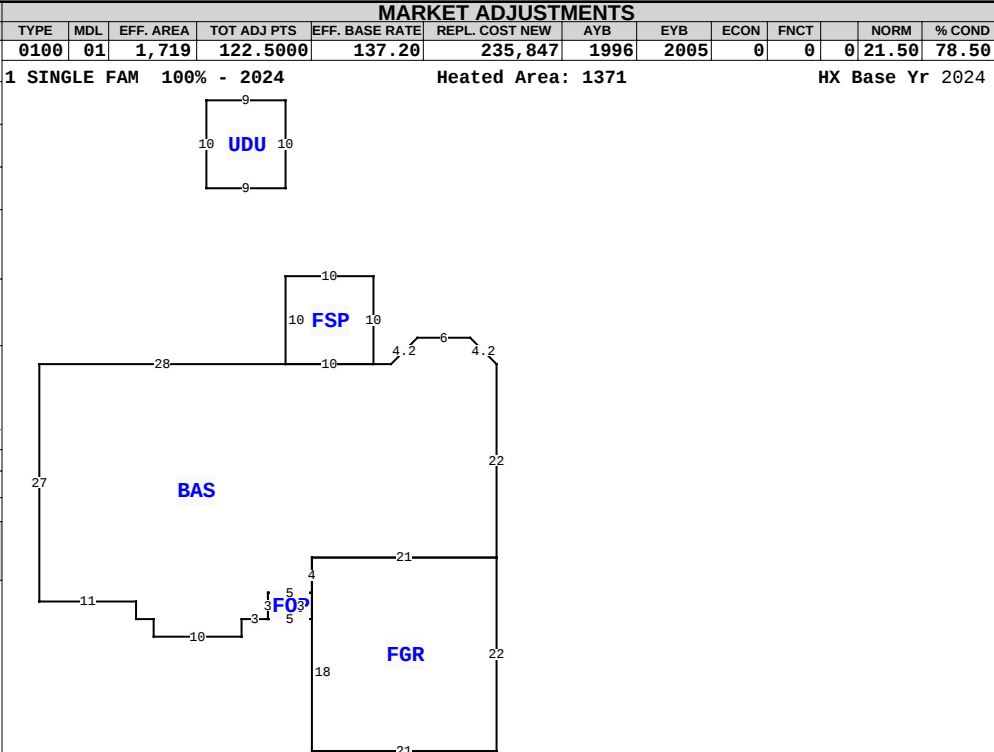
28-3S-16-02372-379



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
Architectural	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	1,371	100		1,371	147,659
FGR	462	55		254	27,356
FOP	15	30		4	431
FSP	100	40		40	4,308
UDU	90	55		50	5,385



TOTALS	2,038		1,719	185,140
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0120	CLFENCE 4	0 100	0 0
2	0166	CONC, PAVMT	0 100	0 0

TOTAL OB/XF 3,841														
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
1	0120	CLFENCE 4	0 100	0 0	370.00	UT	2.50	2.50	100	1996	1996	3	100	925
2	0166	CONC, PAVMT	0 100	0 0	1,944.00	UT	1.50	1.50	100	1996	1996	3	100	2,916

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE	10/02/2023	BY	TP	Total Acres:	0.51	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		185,140	
TOTAL MARKET OB/XF VALUE		3,841	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		223,981	
SOH/AGL Deduction		213,277	
ASSESSED VALUE		10,764	
TOTAL EXEMPTION VALUE		HX HB VX 10,764	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		223,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11675	SFR	230	09/20/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1492/1274	6/06/2023	WD	Q	I	01
GRANTOR: PERKINS BRENDA					
GRANTEE: HOAGLAND AUBREY R					
1491/1621	5/26/2023	PB	U	I	18
GRANTOR: CLERK OF COURT (HOLLI					
GRANTEE: PERKINS BRENDA					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W28 S27 E11 S2 E2 S2 E10N2 E3 FOP= E5 N3 W5 S3\$ N3 E5FGR= S18 E21 N22 W21 S4\$ N4 E21 N22 U3 L3 W6 L3 D3 W2 FSP= N10 W10 S10 E10 \$ W10\$ PTR= N20 UDU= N10 W9 S10 E9\$S20\$.														