LOT 80 EMERALD LAKES PHASE 3.

814-1147, 824-460, 877-1933,

WILLIAMSON DOUGLAS S
163 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-380

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	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

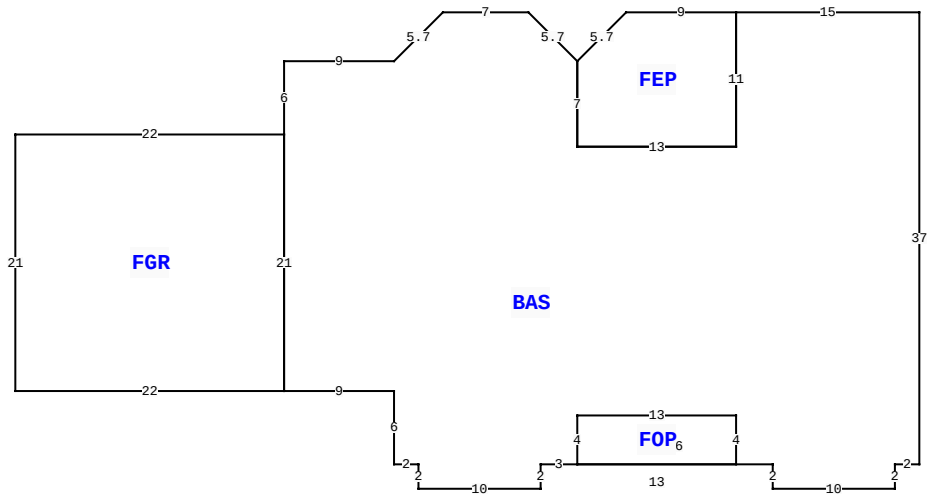
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	154,507
FEP	135	80		108	9,730
FGR	462	55		254	22,883
FOP	52	30		16	1,441
TOTALS	2,364			2,093	188,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	113.2960	126.89	265,581	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2000 Heated Area: 1715 HX Base Yr 2000



163 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		188,563
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,593
SOH/AGL Deduction		83,570
ASSESSED VALUE		144,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,301
TOTAL JUST VALUE		227,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11327	SFR	275	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0877/1933	3/31/1999	WD	Q	I		113,500
GRANTOR: WELCH						
GRANTEE: WILLIAMSON						
0824/0460	6/24/1996	WD	Q	V		13,500
GRANTOR: DDP CORPORATION						
GRANTEE: ROGER W & R JEWEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= W9 L4 D4 S7 E13 N11$ S11 W13 N7 U4 L4 W7 L4 D4 W9 S6 FGR= W22 S21E22 N21$ S21 E9 S6 E2 S2 E10 N2 E3 FOP= N4 E13 S4 W13$ E16S2 E10N2 E2 N37$.

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	2,191.00	UT	1.50	1.50	100	1996	1996	3	100	3,287	
2	0120	CLFENCE 4	0	100	0	0	220.00	UT	4.50	4.50	75	1996	1996	3	75	743	

LAND DESCRIPTION

TOTAL OB/XF 4,030

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS