

LOT 83 EMERALD LAKES PHASE 3.
814-1147, 829-2075, 840-243, 854

WALKER GLORIA/WALKER FABIAN
219 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-383



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	07	07
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	1,416	100		1,416	146,814
FEP	130	80		104	10,783
FGR	460	55		253	26,231
FOP	90	30		27	2,799
FSP	140	40		56	5,806
TOTALS	2,236			1,856	192,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,059.00	UT	1.50
2	0294	SHED WOOD/	0	0	12	20	240.00	UT	7.50
3	0060	CARPORT F	0	0	20	25	500.00	UT	5.00
4	0166	CONC, PAVMT	0	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	0		00	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	NORM	% COND	
0100	01	1,856	132.4400	148.33	275,300	1997	1997	0	0	30.10	69.90	
1 SINGLE FAM 0% - 2025 Heated Area: 1416 HX Base Yr												
219 NW CHARLOTTE GLN, LAKE CITY												

219 NW CHARLOTTE GLN, LAKE CITY											XF DATE						LAND DATE		04/03/2025	MLU
											INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
2,059.00	UT	1.50	1.50	100	1997	1997	3	100	3,089											
240.00	UT	7.50	7.50	100	1997	1997	3	100	1,800											
500.00	UT	5.00	5.00	100	2007	2007	3	100	2,500											
1.00	UT	0.00	0.00	100	2007	2007	3	100	500											

TOTAL OB/XF										7,889									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				192,435	
TOTAL MARKET OB/XF VALUE				7,889	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				235,324	
SOH/AGL Deduction				0	
ASSESSED VALUE				235,324	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				235,324	
TOTAL JUST VALUE				235,324	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				238,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11647	SFR	235	09/13/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/251	6/20/2025	WD	Q	I	01	290,000	
GRANTOR: MILLER ANGELA NICOLE							
GRANTEE: WALKER GLORIA							
1519/910	7/17/2024	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (EST 0							
GRANTEE: QUICK GRACE E							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W14 FEP= N10 W13 S10 E13\$ W28 S33 E12 FOP= S2 E15 N6 W15 S4\$ N4 E15 S10 E15 N11 FGR= E20 N23 W20 S23\$ N28\$ FSP= N10 W14 S10 E14\$.									