LOT 87 EMERALD LAKES PHASE 3.

814-1147, 912-2194, 922-763, WD

PAZEL JOHN MICHAEL/PAZEL EMILY BUCHANAN
273 NW CHARLOTTE GLN
LAKE CITY, FL 32024

2026

28-3S-16-02372-387

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

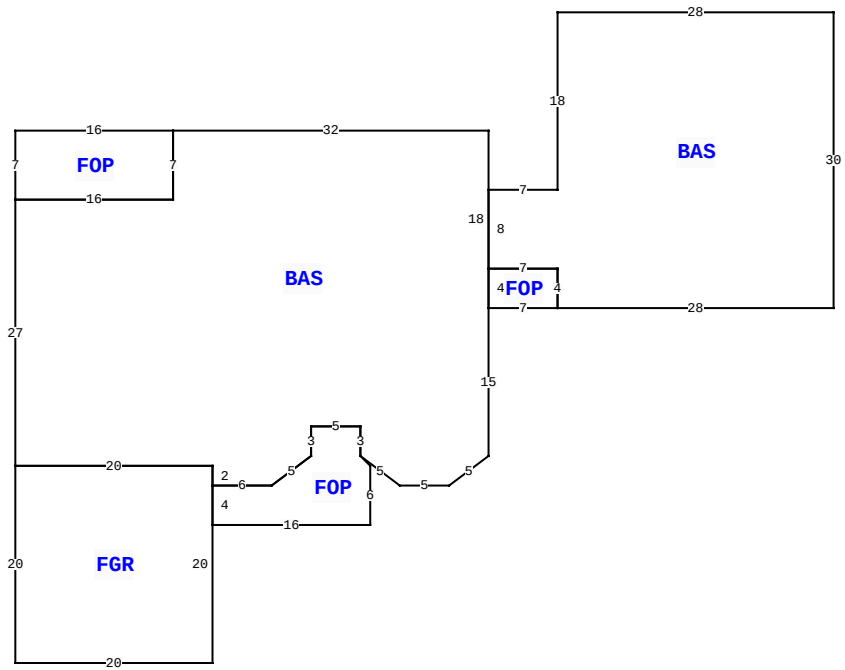
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	896	100		896	96,001
BAS	1,528	100		1,528	163,717
FGR	400	55		220	23,572
FOP	28	30		8	857
FOP	103	30		31	3,321
FOP	112	30		34	3,643
TOTALS	3,067			2,717	291,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	128.9288	144.40	392,335	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2022 Heated Area: 2424 HX Base Yr 2022



273 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		291,113
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		341,013
SOH/AGL Deduction		71,590
ASSESSED VALUE		269,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,701
TOTAL JUST VALUE		341,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30712	ADDN SFR	293	01/14/2013
18584	POOL	75	08/06/2001
17522	SFR	270	10/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/2611	7/28/2021	WD	Q	I	01	375,000
GRANTOR: SISCO LARRY W						
GRANTEE: PAZEL JOHN MICHAEL						
0922/0763	3/06/2001	WD	Q	I		109,000
GRANTOR: M ERKINGER SR						
GRANTEE: LARRY SISCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W16 S7 E16 N7$ S7 W16 S27 FGR= S20 E20 N20 W20$ E20 S2 FOP= S4 E16 N6 L1 U1 N3 W5 S3 L4 D3 W6 $ E6 U3 R4 N3 E5 S3 R4 D3 E5 U3 R4 N15 FOP= E7 BAS= E28 N30 W28 S18 W7 S8 E7 S4$ N4 W7 S4$ N18$.

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	0169	FENCE/WOOD	0	100	0	0	168.00	UT	3.50	3.50	100	2001	2001	3	100	588	
2	0166	CONC,PAVMT	0	100	0	0	1,424.00	UT	1.50	1.50	100	2001	2001	3	100	2,136	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2001	2001	3	40	10,976	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 14,900

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