LOT 88 EMERALD LAKES PHASE 3.

814-1147, 908-100, WD 996-2739,

ARTLEY CHARLES B/ARTLEY CAROL C
266 NW CHARLOTTE GLN
LAKE CITY, FL 32055-5018

2026

28-3S-16-02372-388

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 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

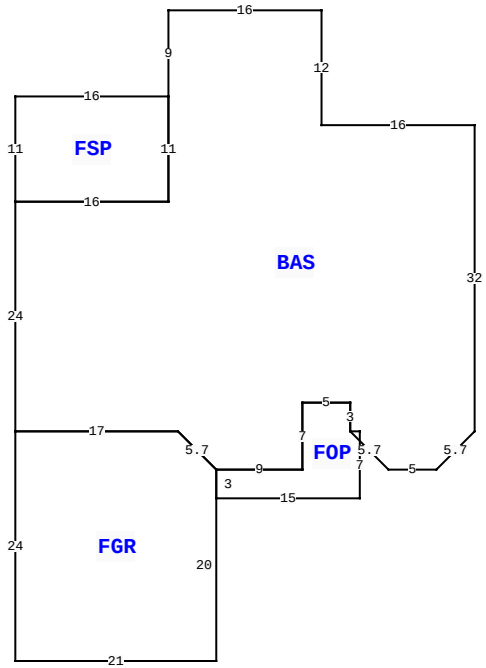
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100		1,665	167,653
FGR	496	55		273	27,489
FOP	84	30		25	2,518
FSP	176	40		70	7,048
TOTALS	2,421			2,033	204,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,033	116.1270	130.06	264,412	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2005 Heated Area: 1665 HX Base Yr 2005



266 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		204,708
TOTAL MARKET OB/XF VALUE		8,072
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,780
SOH/AGL Deduction		87,097
ASSESSED VALUE		160,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,961
TOTAL JUST VALUE		247,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043661	Roof Replacement	16,211	02/07/2022
21602	ADDN SFR	101	03/09/2004
21265	SFR	220	11/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/2739	9/29/2003	WD	Q	V		17,000
GRANTOR: FRANK C STRUNK						
GRANTEE: CHARLES B & CAROL C						
0908/0100	8/08/2000	WD	Q	V		15,000
GRANTOR: DDP CORP						
GRANTEE: F SISTRUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N12 W16 S9 FSP= W16 S11 E16 N11$ S11 W16 S24 FGR= S24 E21 N20 U4 L4 W17$ E17 R4 D4 FOP= S3 E15 N7 W1 N3 W5 S7 W9$ E9 N7 E5 S3 R4 D4 E5 U4 R4 N32$.

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	2,136.00	UT	2.00	2.00	100	2004	2004	3	100	4,272	
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,072

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 04/26/2022 BY JS Total Acres: 0.64 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS