LOT 89 EMERALD LAKES PHASE 3.

814-1147, 908-2055, 916-282, 938

FANNON MICHAEL ALLEN/FANNON JOANNA LUCILLE
256 NW CHARLOTTE GLN
LAKE CITY, FL 32055-5018

2026

28-3S-16-02372-389

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

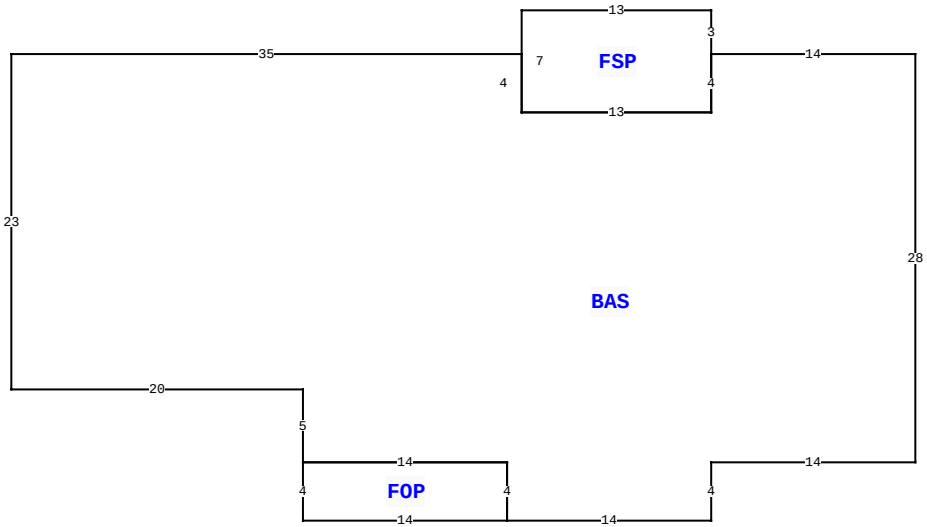
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,640	100		1,640	190,003
FOP	56	30		17	1,970
FSP	91	40		36	4,171
TOTALS	1,787			1,693	196,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,693	115.9000	129.81	219,768	2000	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2022 Heated Area: 1640 HX Base Yr 2022



256 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		196,143
TOTAL MARKET OB/XF VALUE		4,006
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,149
SOH/AGL Deduction		34,588
ASSESSED VALUE		200,561
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		99,839
TOTAL JUST VALUE		235,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047631	Remodel	5,999	07/10/2023
17305	SFR	210	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1739	11/12/2024	LE	U	I	14	100
GRANTOR: FANNON MICHAEL ALLEN						
GRANTEE: RUDD MARY BETH (RMD						
1438/2594	5/28/2021	WD	Q	I	01	209,500
GRANTOR: TOMLINSON COLLEENN A						
GRANTEE: FANNON MICHAEL ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N3 W13 S7 E13 N4$ S4 W13 N4 W35 S23 E20 S5 FOP= S4 E14 N4 W14$ E14 S4 E14 N4 E14 N28$.

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	2,404.00	UT	1.50	1.50	100	2000	2000	3	100	3,606	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,006

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 07/20/2023 BY HC Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS