LOT 90 EMERALD LAKES PHASE 3.
814-1147, 855-526, 855-528, DC 9

BYERLEY JAMES GARY/BYERLEY DANIELLE RAE
240 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2025

28-3S-16-02372-390

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

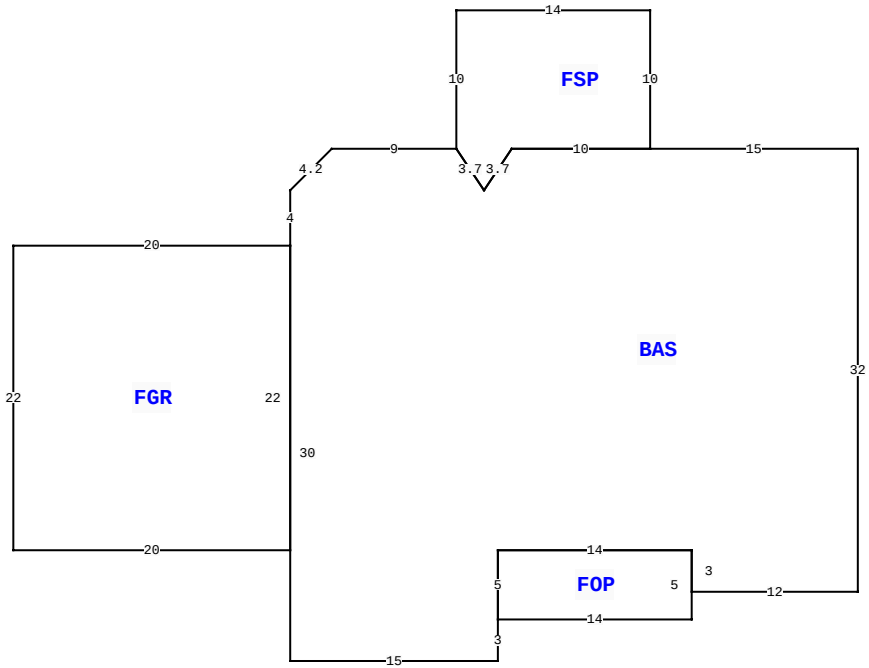
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,335	100		1,335	124,344
FGR	440	55		242	22,541
FOP	70	30		21	1,956
FSP	146	40		58	5,403
TOTALS	1,991			1,656	154,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	118.9720	133.25	220,662	1996	1996	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2020 Heated Area: 1335 HX Base Yr 2020



240 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		154,243
TOTAL MARKET OB/XF VALUE		4,189
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		193,432
SOH/AGL Deduction		60,814
ASSESSED VALUE		132,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,896
TOTAL JUST VALUE		193,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11154	SFR	230	05/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/2007	2/21/2019	WD	U	I	11	100
GRANTOR: JAMES G BYERLEY & ALA						
GRANTEE: JAMES G BYERLEY & D						
0971/1563	11/27/2002	LE	U	I		100
GRANTOR: BETTY N BYERLEY (LIFE						
GRANTEE: JAMES G BYERLEY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W14 S10 R2 D3 U3 R2 E10$ W10 L2 D3 U3 L2 W9 L3 D3 S4 FGR= W20 S22 E20 N22 $ S30 E15 N3 FOP= E14 N5 W14 S5$ N5E14 S3 E12 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	1,806.00	UT	1.50	1.50	100	1996	1996	3	100	2,709	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	75	1996	1996	3	75	1,080	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,189

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 08/30/2018 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/22/2025 BY SYS