LOT 91 EMERALD LAKES PHASE 3.

814-1147, 876-1423, 1003-1743, W

FAUST PHILLIP J
220 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-391

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

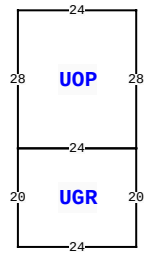
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

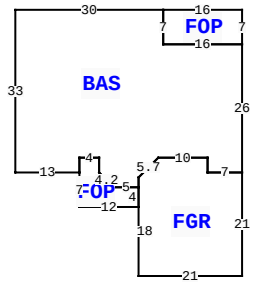
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	128,665
FGR	475	55		261	24,335
FOP	77	30		23	2,145
FOP	112	30		34	3,170
UGR	480	45		216	20,139
UOP	672	20		134	12,494
TOTALS	3,196			2,048	190,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	113.4900	127.11	260,321	1999	1999	0	0	0	26.65	73.35

1 SINGLE FAM 100% - 2010 Heated Area: 1380 HX Base Yr 2010





220 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		190,945
TOTAL MARKET OB/XF VALUE		10,065
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		236,010
SOH/AGL Deduction		83,022
ASSESSED VALUE		152,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,266
TOTAL JUST VALUE		236,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048619	Roof Replacement	21,000	11/09/2023
15256	SFR	240	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/258	7/20/2023	LE	U	I	14	100
GRANTOR: FAUST PHILLIP						
GRANTEE: FAUST PHILLIP J (EN						
1172/0383	4/29/2009	WD	Q	I	01	162,500
GRANTOR: JOHN JOHNSON						
GRANTEE: PHILLIP FAUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S33 E13 FOP= S7 E12 N4 W5 L3 U3 N3 W4 S3$ N3 E4 S3 D3 R3 E5 FGR= S18 E21 N21 W7 N3 W10 L4 D4 S2$ N2 U4 R4 E10 S3 E7 N26 FOP= N7 W16 S7 E16$ W16 N7$ PTR= N30 UGR= N20 UOP= N28 W24 S28 E24$ W24 S20 E24$ S30$.

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	1,842.00	UT	2.50	2.50	100	1999	1999	3	100	4,605	
2	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	100	1999	1999	3	100	1,260	
3	0166	CONC,PAVMT	0	100	0	0	1,400.00	UT	3.00	3.00	100	1993	1993	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 10,065

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 12/04/2023 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS