

LOT 94 EMERALD LAKES PHASE 3.
814-1147, 891-2050, 943-427, WD

HATHAN RAPHAT/HASSAN BOTHINA
164 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-394

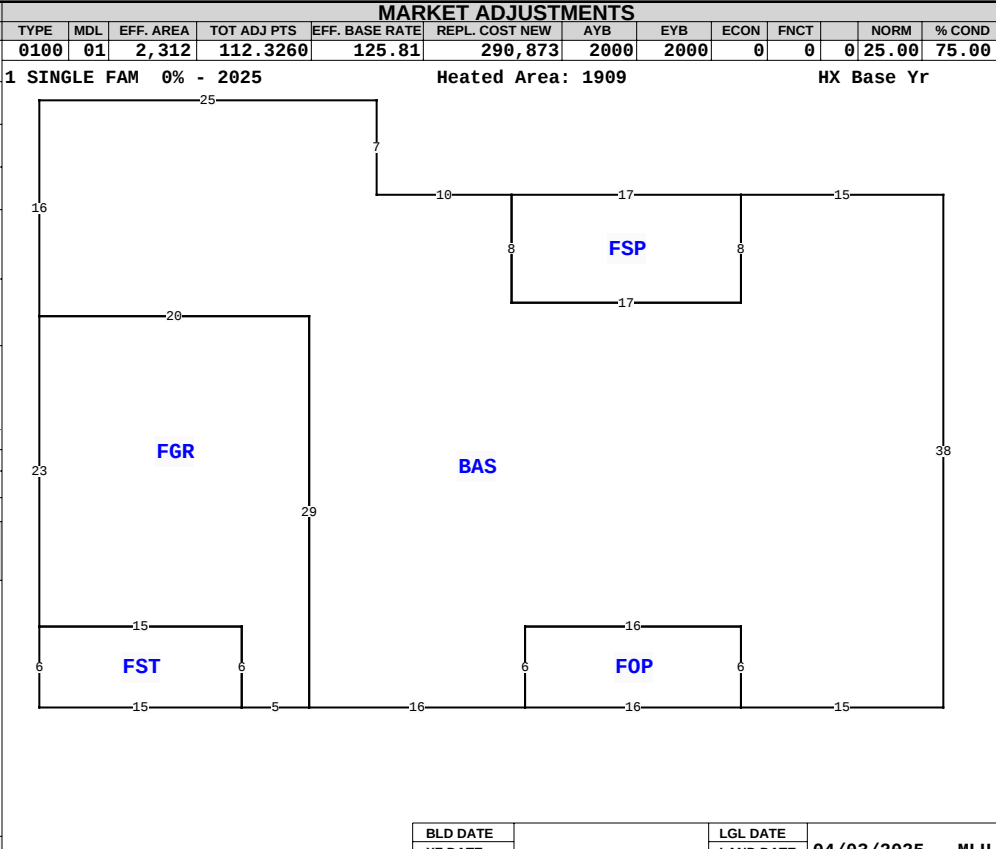
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		06
NEIGHBORHOOD/LOC	28316.050 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100		1,909	180,128
FGR	490	55		270	25,477
FOP	96	30		29	2,736
FSP	136	40		54	5,096
FST	90	55		50	4,718
TOTALS	2,721			2,312	218,155

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,674.00	UT	1.50
2	0120	CLFENCE 4	0	0	0	0	336.00	UT	4.50
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00



164 NW CHARLOTTE GLN, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/03/2025 MLU									

TOTAL OB/XF									
5,245									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 218,155									
TOTAL MARKET OB/XF VALUE 5,245									
TOTAL LAND VALUE - MARKET 35,000									
TOTAL MARKET VALUE 258,400									
SOH/AGL Deduction 0									
ASSESSED VALUE 258,400									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 258,400									
TOTAL JUST VALUE 258,400									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 261,308									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16300	SFR	310	11/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/1582	8/19/2024	WD	Q	I	01	280,000	
GRANTOR: WEBB HOLLY ANNE							
GRANTEE: HATHAN RAPHAT							
1507/215	8/05/2023	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (EST 0							
GRANTEE: WEBB HOLLY ANNE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= W17 S8 E17 N8\$ S8 W17 N8 W10 N7 W25 S16 FGR= S23 FST= S6 E15 N6 W15\$ E15 S6 E5 N29 W20\$ E20 S29 E16 FOP= E16 N6 W16 S6\$ N6 E16 S6 E15 N38\$.									