

LOT 95 EMERALD LAKES PHASE 3.
814-1147, 840-449, 847-2114, WD

LOCK NORMA V LIVING TRUST DATED APRIL 24, 2024
144 NW CHARLOTTE GLN
LAKE CITY, FL 32055-5016

2026

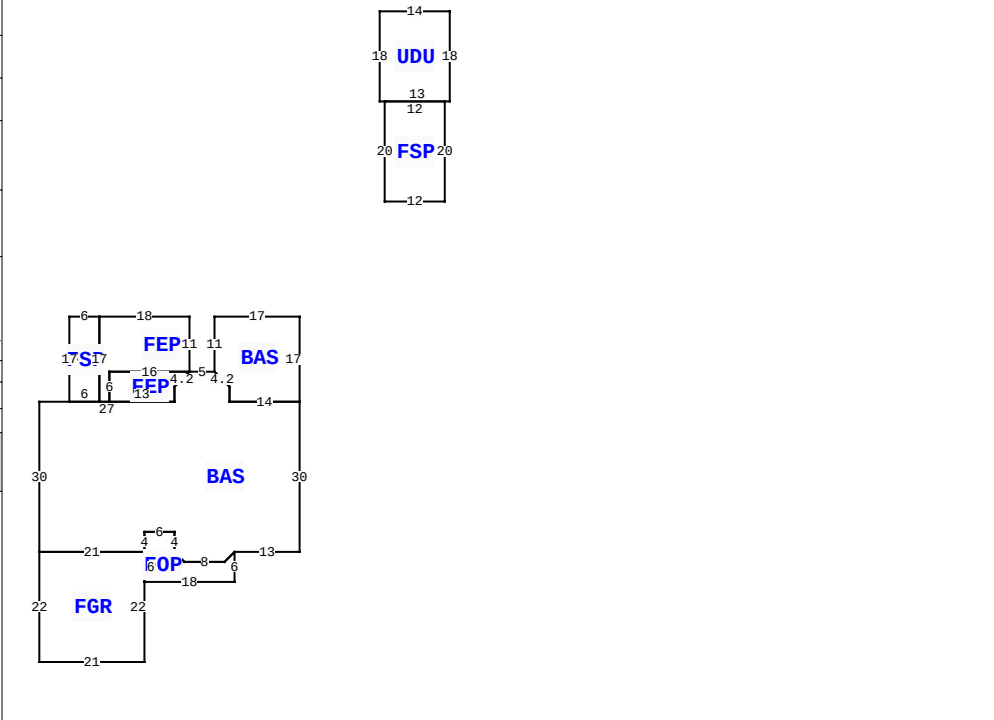
28-3S-16-02372-395

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	276	100		276	27,604
BAS	1,613	100		1,613	161,321
FEP	83	80		66	6,601
FEP	210	80		168	16,802
FGR	462	55		254	25,403
FOP	112	30		34	3,400
FSP	102	40		41	4,100
FSP	240	40		96	9,601
UDU	252	55		139	13,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,687	125.2440	140.27	376,905	1997	1997	0	0	0 28.70	71.30
1 SINGLE FAM			100% - 2005	Heated Area: 1889				HX Base Yr 2005			



TOTALS	3,350			2,687	268,733
EXTRA FEATURES					
144 NW CHARLOTTE GLN, LAKE CITY					

L N	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	1,666.00	UT	1.50	1.50	100	1997	1997	3	100	2,499	
2	0120	CLFENCE	4 0 100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						268,733					
TOTAL MARKET OB/XF VALUE						4,299					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						308,032					
SOH/AGL Deduction						121,465					
ASSESSED VALUE						186,567					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						130,845					
TOTAL JUST VALUE						308,032					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						311,877					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37934	MAINT/ALTR	75	03/29/2019
23609	ADDN SFR	112	09/15/2005
13987	GARAGE	60	05/08/1998
12513	SFR	265	05/13/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1515/469	4/24/2024	WD	U	I	11	100	
GRANTOR: LOCK NORMA V							
GRANTEE: LOCK NORMA V LIVING							
1014/2585	5/07/2004	WD	Q	I		150,000	
GRANTOR: JOHN B L MELLUM & MAR							
GRANTEE: BILL JR & NORMA V L							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W14 N3 L3 U3 W5 FEP= N11 W18 FSP= W6 S17 E6 N17\$ S17 E2 N6 E16\$ FEP= W16 S6 E13 N3 R3 U3 \$ D3 L3 S3 W27 S30 FGR= S22 E21 N22 W21\$ E21 FOP= S6 E18 N6 L2 D2 W8 U2 L2 N4 W6 S4\$ N4 E6S4 R2 D2 E8 U2 R2 E13N30 \$ BAS= N17 W17 S11 D3 R3 S3 E14\$ PTR= N60 E30 UDU= N18 W14 S18 E1 FSP= S20 E12N20 W12\$ E13\$ S60 W30\$.											