LOT 96 EMERALD LAKES PHASE 3.

814-1147, 816-937, 816-940.

ZAMBRANA RENE' W/ZAMBRANA CARMEN A
126 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-396

BUILDING CHARACTERISTICS

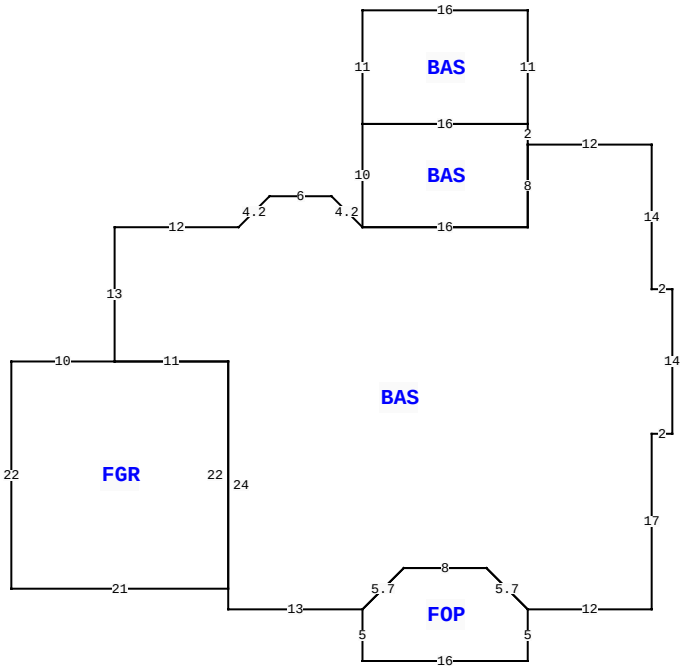
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	160	100		160	14,599
BAS	176	100		176	16,059
BAS	1,763	100		1,763	160,860
FGR	462	55		254	23,176
FOP	128	30		38	3,467
TOTALS	2,689			2,391	218,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	114.7410	128.51	307,267	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2099 HX Base Yr 1997



126 NW CHARLOTTE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	1,544.00	UT	1.50	1.50	100	1996	1996	3	100	2,316	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,160
TOTAL MARKET OB/XF VALUE		7,716
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		260,876
SOH/AGL Deduction		93,470
ASSESSED VALUE		167,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,684
TOTAL JUST VALUE		260,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050605	Electrical Servic	0	08/21/2024
38327	MAINT/ALTR	80	07/08/2019
11097	SFR	230	05/01/1996
11097	SFR	230	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0816/0940	1/19/1996	WD	Q	I		97,800
GRANTOR: RUSSELL NORTH CONSTRU						
GRANTEE: RENE' W & CARMEN A						
0816/0937	1/18/1996	WD	Q	V		13,500
GRANTOR: DDP CORPORATION						
GRANTEE: RUSSELL NORTH CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N2 BAS= N11 W16 S11 E16$ W16 S10 E16 N8$ S8 W16 U3 L3 W6 L3 D3 W12 S13 FGR= W10 S22 E21 N22 W11$E11 S24 E13 FOP= S5 E16 N5 L4 U4 W8 D4 L4 $ R4 U4 E8 D4 R4 E12 N17 E2 N14 W2 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,716

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 10/29/2024 BY TW Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS