

LOT 21 ARBOR GREENE AT EMERALD L
25 ARBOR GREENE AT EMERALD LAKES
EMERALD LAKES PHASE 3.

MCLAUGHLIN TIMOTHY E/MCLAUGHLIN JOAN I
618 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-398



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	3	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	07	07
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	2,551	100		2,551	275,838
FGR	696	55		383	41,414
FOP	80	30		24	2,595
FSP	322	40		129	13,949
TOTALS	3,649			3,087	333,796

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	1,448.00	UT	1.50	1.50
3	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00
4	0282	POOL ENCL	0	100	24	1,224.00	UT	15.00	15.00
5	0169	FENCE/WOOD	0	100	0	64.00	UT	13.50	13.50
6	0166	CONC, PAVMT	0	100	30	1,200.00	UT	2.00	2.00
7	0140	CLFENCE	6	0	100	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	3.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,087	134.0900	150.18	463,606	1997	1997	0	0	0	28.00	72.00
1 SINGLE FAM 100% - 1999 Heated Area: 2551 HX Base Yr 1999												
618 NW EMERALD LAKES DR, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		333,796	
TOTAL MARKET OB/XF VALUE		28,054	
TOTAL LAND VALUE - MARKET		112,000	
TOTAL MARKET VALUE		473,850	
SOH/AGL Deduction		154,180	
ASSESSED VALUE		319,670	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		268,948	
TOTAL JUST VALUE		473,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047700	Roof Replacement	25,000	07/19/2023
29255	STORAGE	178	03/22/2011
14039	POOL	110	05/21/1998
12357	SFR	425	04/03/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0837/0335	3/27/1997	WD	Q	V	
GRANTOR: DDP CORP					
GRANTEE: BILL BLACKWELL					
0837/0337	2/28/1997	WD	Q	I	
GRANTOR: BLACKWELL CONST					
GRANTEE: MCLAUGHLIN					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 S11 FSP= W34 S10 E28 U6 R6 N4\$ S4 L6 D6 W28S36 E16 N4 E10 FOP= S8 E10 N8W10\$ E20 FGR= S16 E29 N24 W29S8\$ N8 E29 N5 W14 N40\$.									