LOT 100 EMERALD LAKES PHASE 4.
814-1147, DC 1244-2368, LE 1473-

HIGHSMITH SHIRLEY ANN
127 NW HARWELL CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-400

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

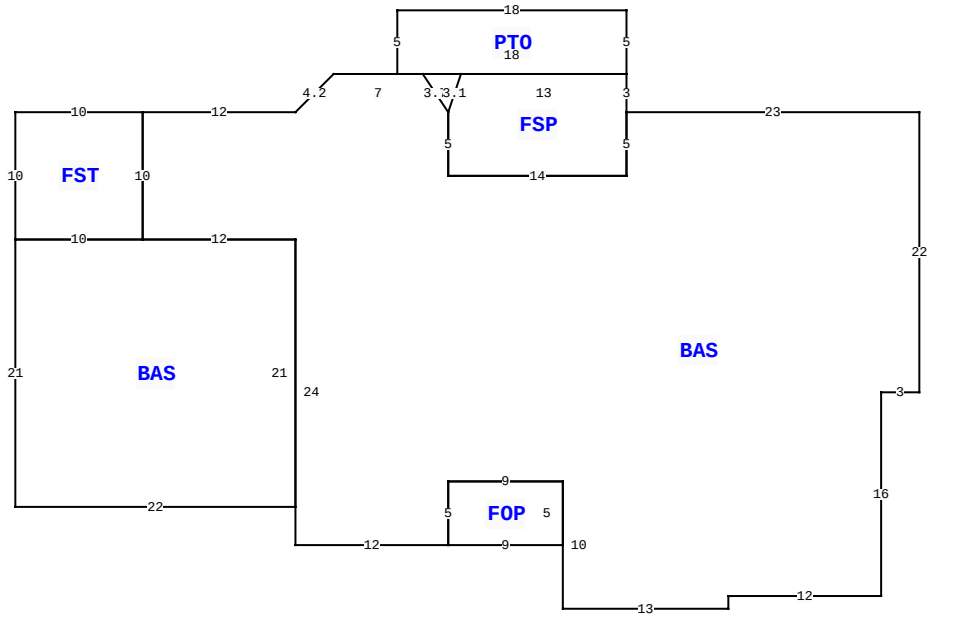
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	462	100		462	41,882
BAS	1,777	100		1,777	161,094
FOP	45	30		14	1,269
FSP	111	40		44	3,989
FST	100	55		55	4,986
PTO	90	5		4	363
TOTALS	2,585			2,356	213,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,356	112.4230	125.91	296,644	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2239 HX Base Yr 1998



127 NW HARWELL CT, 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		213,584
TOTAL MARKET OB/XF VALUE		4,405
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,989
SOH/AGL Deduction		88,075
ASSESSED VALUE		164,914
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		59,192
TOTAL JUST VALUE		252,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054039	Remodel	16,280	09/12/2025
37386	MAINT/ALTR	75	10/31/2018
11828	SFR	230	11/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/61	8/01/2022	LE	U	I	14	100
GRANTOR: HIGHSMITH SHIRLEY ANN						
GRANTEE: COX TERESA E (RMDR)						
0829/0124	9/30/1996	WD	U	V		13,500
GRANTOR: DDP CORPORATION						
GRANTEE: LARRY EDWARD HIGHSM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N3 PTO= N5 W18 S5 E18$ W13 D3 L1 S5 E14N5$ S5 W14 N5 L2 U3 W7 L3 D3 W12 FST= W10 S10 E10 N10$S10 BAS= W10 S21 E22 N21 W12$E12 S24 E12 FOP= E9 N5 W9 S5$ N5 E9 S10 E13 N1 E12 N16 E3 N22$.

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	1,770.00	UT	1.50	1.50	100	1997	1997	3	100	2,655	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,405

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 08/31/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS