LOT 101 EMERALD LAKES PHASE 4.

814-1147, 828-595, 828-595, 828-

OWENS RONALD E/OWENS JULIE L
118 NW GRAY GLN
LAKE CITY, FL 32055-5059

2026

28-3S-16-02372-401

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

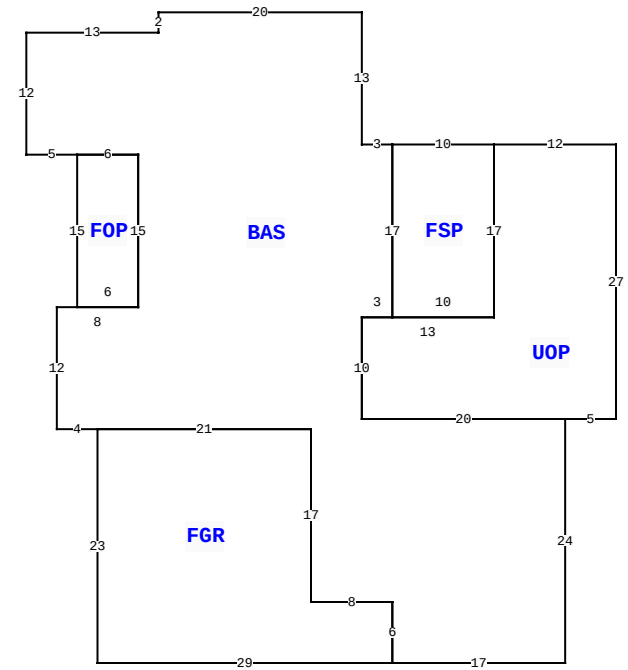
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,724	100		1,724	175,271
FGR	531	55		292	29,686
FOP	90	30		27	2,745
FSP	170	40		68	6,913
UOP	454	20		91	9,251
TOTALS	2,969			2,202	223,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	127.8486	143.19	315,304	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2003 Heated Area: 1724 HX Base Yr 2003



118 NW GRAY GLN, 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		223,866
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		262,240
SOH/AGL Deduction		89,909
ASSESSED VALUE		172,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,609
TOTAL JUST VALUE		262,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044441	Roof Replacement	17,986	05/16/2022
11697	SFR	230	09/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/2155	4/08/2002	WD	Q	I		129,000
GRANTOR: BILLY J & SUSAN WRIGH						
GRANTEE: RONALD & JULIE OWEN						
0828/0597	9/17/1996	WD	U	I	32	106,500
GRANTOR: REED						
GRANTEE: WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S2 W13 S12 E5 FOP= S15 E6 N15 W6$ E6 S15 W8 S12 E4 FGR= S23 E29 N6 W8 N17 W21$ E21 S17 E8 S6 E17 N24 UOP= E5 N27 W12 S17 W13 S10 E20$ W20 N10 E3 FSP= E10 N17W10 S17$ N17 W3 N13$.

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	1,529.00	UT	1.50	1.50	100	1996	1996	3	100	2,294	
2	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50	4.50	75	1996	1996	3	75	1,080	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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 07/27/2022 BY JS Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS