LOT 104 EMERALD LAKES PHASE 4.

814-1147, 823-1240,1242, 831-223

MURPHY CLAUDE JR
185 NW HARWELL CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-404

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

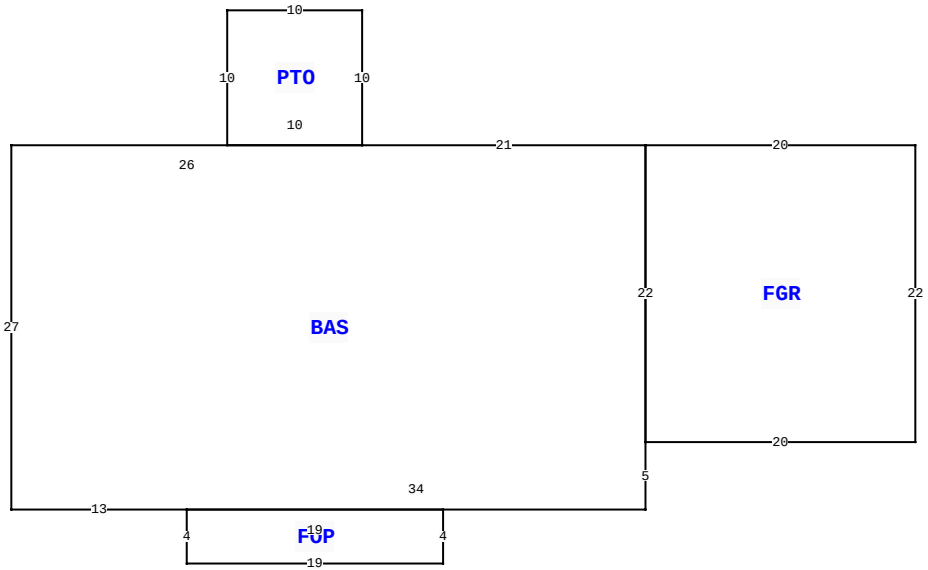
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,269	100		1,269	118,231
FGR	440	55		242	22,547
FOP	76	30		23	2,143
PTO	100	5		5	466
TOTALS	1,885			1,539	143,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	120.8790	135.38	208,350	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 1269 HX Base Yr 2016



185 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		143,386
TOTAL MARKET OB/XF VALUE		6,429
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		184,815
SOH/AGL Deduction		64,363
ASSESSED VALUE		120,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,730
TOTAL JUST VALUE		184,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052359	Additions	70,000	02/18/2025
000043842	Roof Replacement	8,898	03/04/2022
11303	SFR	230	06/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1363	6/15/2019	WD	U	I	30	56,000
GRANTOR: CLAUDE MURPHY JR & VI						
GRANTEE: CLAUDE MURPHY JR						
1303/1508	10/27/2015	WD	Q	I	01	120,000
GRANTOR: ROBERT A BROWN						
GRANTEE: CLAUDE MURPHY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N10 W10 S10 E10$ W26 S27 E13 FOP= S4 E19 N4 W19$ E34 N5 FGR= E20 N22 W20 S22$ 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	1,712.00	UT	1.50	1.50	100	1996	1996	3	100	2,568	
2	0296	SHED METAL	0	100	12	19	228.00	UT	12.00	12.00	100	2007	2007	3	100	2,736	
3	0120	CLFENCE 4	0	100	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	

LAND DESCRIPTION

TOTAL OB/XF 6,429

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 04/26/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS