LOT 105 EMERALD LAKES PHASE 4.

814-1147, 939-2038, WD 1029-2998

REYNOLDS-GILZENE NADINE
215 NW HARWELL CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-405

BUILDING CHARACTERISTICS

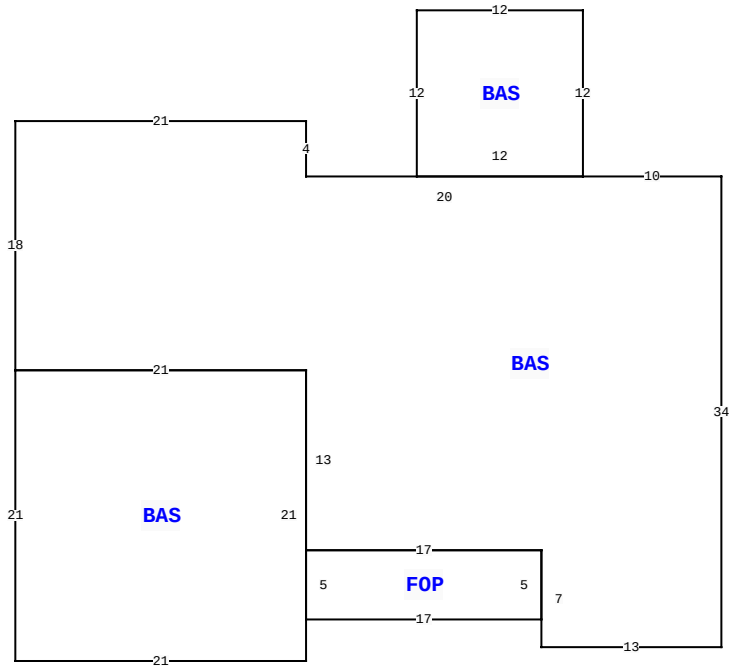
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	144	100		144	12,401
BAS	441	100		441	37,977
BAS	1,279	100		1,279	110,144
FOP	85	30		26	2,239
TOTALS	1,949			1,890	162,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	109.9980	123.20	232,848	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2007 Heated Area: 1864 HX Base Yr 2007



215 NW HARWELL CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,761
TOTAL MARKET OB/XF VALUE		4,769
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		199,030
SOH/AGL Deduction		66,573
ASSESSED VALUE		132,457
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		76,735
TOTAL JUST VALUE		199,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37307	MAINT/ALTR	75	10/12/2018
13020	SFR	225	09/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1106/1636	12/20/2006	WD	Q	I		185,000
GRANTOR: FRANKLIN ROBINSON						
GRANTEE: NADINE REYNOLDS-GIL						
1037/2284	10/29/2004	WD	Q	I		127,000
GRANTOR: DONNA KENNEDY						
GRANTEE: FRANKLIN ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W12 S12 E12$ W20 N4 W21 S18 BAS= S21 E21 N21 W21$ E21 S13 FOP= S5 E17 N5 W17$ E17 S7 E13 N34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,411.00	UT	1.50	1.50	100	1997	1997	3	100	2,117	
3	0169	FENCE/WOOD	0	100	0	0	184.00	UT	3.00	3.00	100	0	0	3	100	552	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1997	1997	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 4,769

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	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 08/31/2018 BY KR Total Acres: 0.50 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 10/02/2025 BY SYS