LOT 106 EMERALD LAKES PHASE 4.

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

OLIN LISA MARIE
241 NW HARWELL CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-406

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

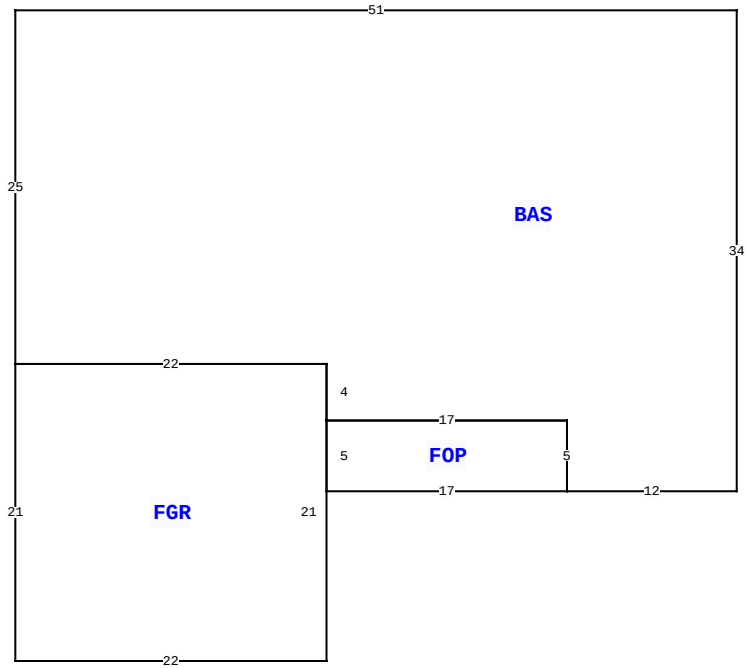
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100		1,451	180,534
FGR	462	55		254	31,603
FOP	85	30		26	3,235
TOTALS	1,998			1,731	215,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	120.7500	135.24	234,100	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1451 HX Base Yr 2018



241 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		215,372
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,872
SOH/AGL Deduction		89,857
ASSESSED VALUE		164,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,293
TOTAL JUST VALUE		253,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34780	SFR	625	12/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1647	8/11/2016	WD	U	V	11	100
GRANTOR: DONNA L KENNEDY						
GRANTEE: NADINE M GILZENE (C						
1320/1649	8/08/2016	WD	U	V	11	100
GRANTOR: NADINE M GILZENE						
GRANTEE: ROBERT F JR & KIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S25 FGR= S21 E22 N21 W22$ E22 S4 FOP= S5 E17 N5 W17$ E17 S5 E12 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 10/02/2025 BY SYS