LOT 118 EMERALD LAKES PHASE 4.

814-1147, 833-2478, DC 984-941,

SANDERSON DAVID
167 NW GAELIC CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-418

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

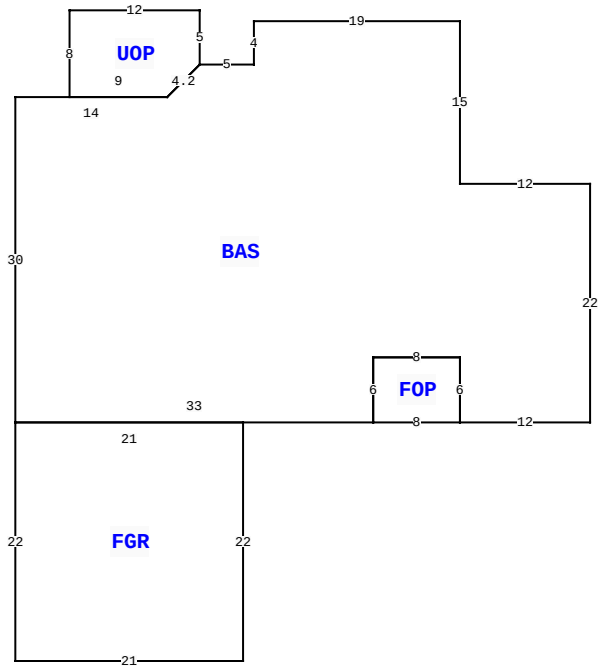
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,599	100		1,599	137,701
FGR	462	55		254	21,874
FOP	48	30		14	1,206
UOP	92	20		18	1,550
TOTALS	2,201			1,885	162,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	109.9980	123.20	232,232	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 0% - 2023 Heated Area: 1599 HX Base Yr



167 NW GAELIC 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	162,330
TOTAL MARKET OB/XF VALUE	2,606
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	199,936
SOH/AGL Deduction	0
ASSESSED VALUE	199,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,936
TOTAL JUST VALUE	199,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042243	Roof Replacement	12,000	06/30/2021
12203	SFR	275	02/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/125	3/23/2022	QC	U	I	11	149,100
GRANTOR: DAS OF NORTH FLORIDA						
GRANTEE: SANDERSON DAVID						
1352/2724	2/05/2018	WD	Q	I	01	115,000
GRANTOR: SHARON L CORRIGAN						
GRANTEE: DAS OF NORTH FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N15 W19 S4 W5 UOP= N5 W12 S8 E9 R3 U3 $ D3 L3 W14 S30 FGR= S22 E21 N22 W21$ E33 FOP= E8 N6 W8 S6$ N6E8 S6 E12 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	0	0	0	1,737.00	UT	1.50	1.50	100	1997	1997	3	100	2,606	

LAND DESCRIPTION

TOTAL OB/XF 2,606

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/31/2108 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS