

LOT 123 EMERALD LAKES PHASE 4.
814-1147, 921-456, FJ 1461-2343,

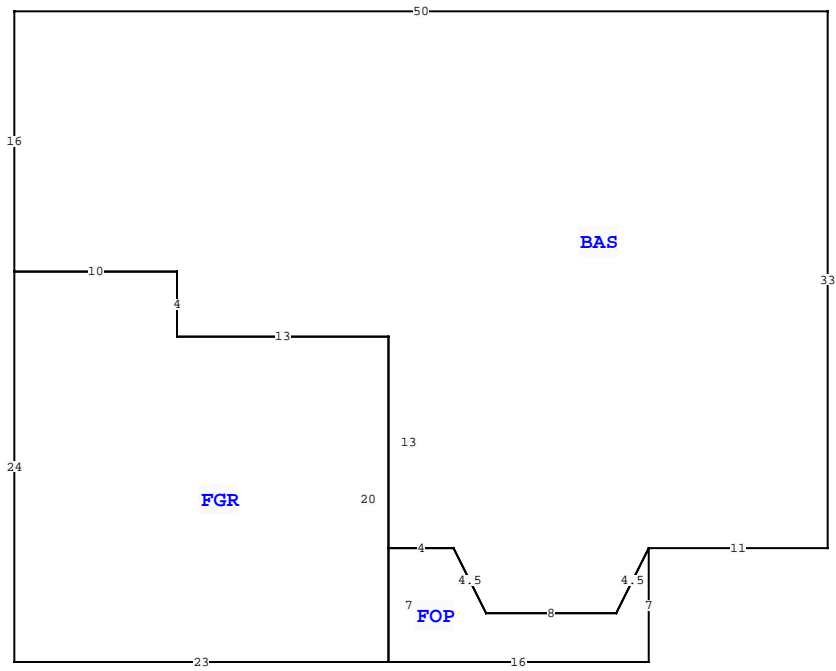
CALDWELL TIFFANY
212 NW GAELIC CT
LAKE CITY, FL 32055

2025

28-3S-16-02372-423
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Architectural	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
BAS	1,351	100	
FGR	500	55	
FOP	72	30	
TOTALS	1,923		
TOTALS		1,648	160,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2002 Heated Area: 1351 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			160,427
TOTAL MARKET OB/XF VALUE			2,295
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			197,722
SOH/AGL Deduction			70,951
ASSESSED VALUE			126,771
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			76,049
TOTAL JUST VALUE			197,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048799	Roof Replacement	12,500	12/06/2023
17992	SFR	254	02/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1790	2/09/2023	QC	U	I	11	100
GRANTOR: CALDWELL CHRISTOPHER						
GRANTEE: CALDWELL TIFFANY M						
0921/0456	2/09/2001	WD	Q	V		17,500
GRANTOR: DDP CORP						
GRANTEE: CHRISTOPHER & TIFFA						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	1.50
TOTALS			2,295

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 S16 FGR= S24 E23 N20 W13 N4 W10\$ E10 S4 E13 S13 FOP= S7 E16 N7 D4 L2 W8 L2 U4 W4\$ E4 D4 R2 E8 R2 U4 E11 N33\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							