LOT 14 EMERALD LAKES S/D.

798-2285, 798-2287, DC 1269-2360

FLOOD COLIN A/FLOOD LOREN N
423 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-114

BUILDING CHARACTERISTICS

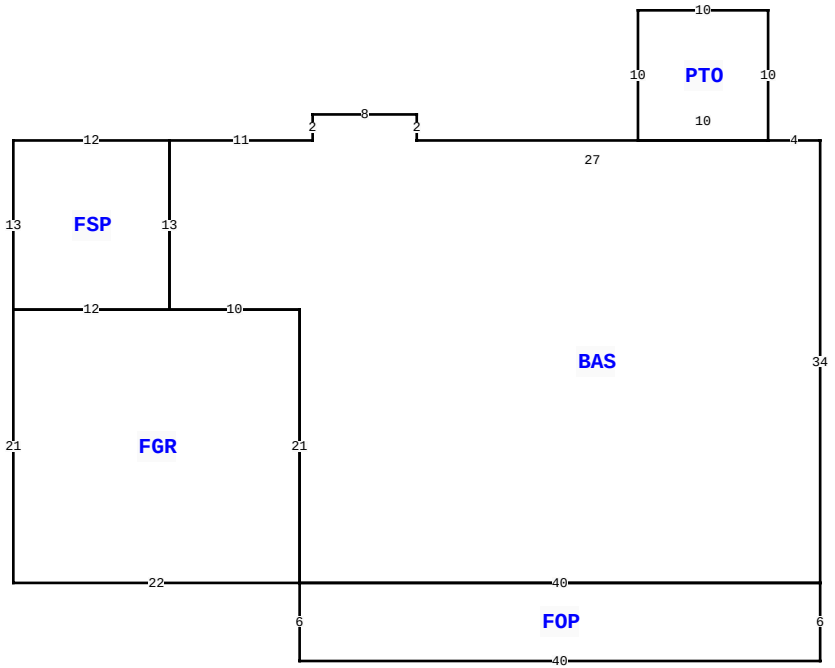
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	1,506	100		1,506	150,709
FGR	462	55		254	25,418
FOP	240	30		72	7,205
FSP	156	40		62	6,205
PTO	100	5		5	501
TOTALS	2,464			1,899	190,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	129.9606	142.96	271,481	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 1506 HX Base Yr 2025



423 NW EMERALD LAKES DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,037
TOTAL MARKET OB/XF VALUE	5,468
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	234,005
SOH/AGL Deduction	0
ASSESSED VALUE	234,005
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	182,594
TOTAL JUST VALUE	234,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9293	SFR	250	01/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1124	10/16/2024	WD	Q	I	01	289,000
GRANTOR: MORGAN DENNIS						
GRANTEE: FLOOD COLIN A						
1498/2526	8/28/2023	WD	Q	I	01	270,000
GRANTOR: RILEY JOEL DEAN						
GRANTEE: MORGAN DENNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 PTO= N10 W10 S10 E10$ W27 N2 W8 S2 W11 FSP= W12 S13 E12 N13$ S13 FGR= W12 S21E22 N21 W10$ E10 S21 FOP= S6 E40 N6 W40$ E40 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,512.00	UT	1.50	1.50	100	1995	1995	3	100	2,268	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,468

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 11/04/2024 BY TP Total Acres: 0.88 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS