

LOT 21 EMERALD LAKES S/D.
787 1533, DC 1238-1428, WD 1370-

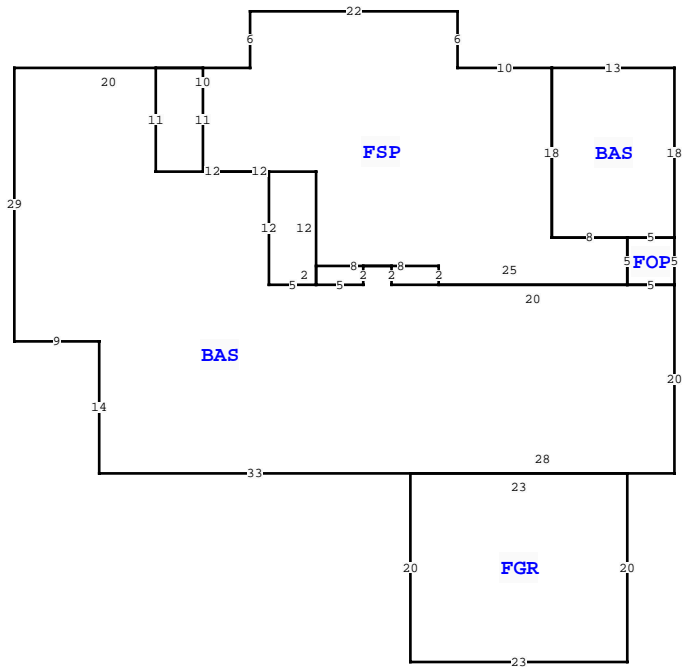
HALLMAN DONOVAN
135 NW IRISH GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-121

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
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	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,780	126.9884	142.23	395,399	1994	1994	0	0	0	31.00	69.00
1 SINGLE FAM 100% - 2021 Heated Area: 2128 HX Base Yr 2021												



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	234	100		234	22,965
BAS	1,894	100		1,894	185,875
FGR	460	55		253	24,829
FOP	25	30		8	785
FSP	978	40		391	38,372
TOTALS	3,591			2,780	272,825

EXTRA FEATURES																	
L N	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	1,829.00	UT	1.50	1.50	100	0	0	3	100	2,744	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

135 NW IRISH GLN, LAKE CITY												
BLD DATE			LGL DATE			04/14/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 17,480												

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF 17,480												
--------------------	--	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,825	
TOTAL MARKET OB/XF VALUE		17,480	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		325,305	
SOH/AGL Deduction		68,892	
ASSESSED VALUE		256,413	
TOTAL EXEMPTION VALUE		HX HB VX 13 256,413	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		325,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043598	Remodel	27,000	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1356	5/29/2020	WD	U	I	11	100

GRANTOR: ROBERT LEE HALLMAN
GRANTEE: DONOVAN HALLMAN
1370/0314 9/18/2018 WD Q I 01 170,000
GRANTOR: ARTHUR A DENNIS
GRANTEE: ROBERT LEE HALLMAN

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W20 S29 E9 S14 E33 FGR= S20 E23 N20 W23\$ E28 N20FOP= N5 W5 S5 E5\$ W5 FSP= N5 BAS= E5 N18 W13 S18 E8\$ W8 N18 W10 N6 W22 S6 W10 S11 E12 S12E5 N2 E8 S2 E25 \$ W20 N2 W8 S2 W5 N12W12 N11\$.												