LOT 21 EMERALD LAKES S/D.

787 1533, DC 1238-1428, WD 1370-

HALLMAN DONOVAN
135 NW IRISH GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-121

BUILDING CHARACTERISTICS

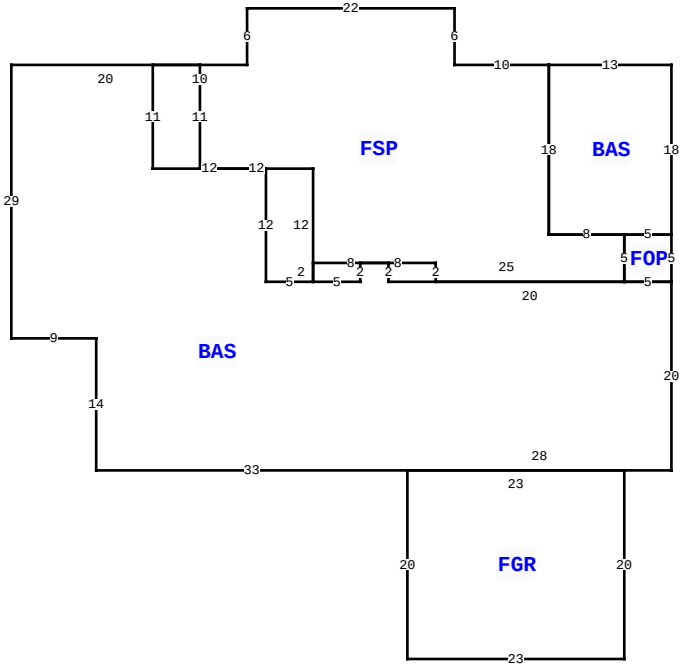
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	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	234	100		234	22,554
BAS	1,894	100		1,894	182,555
FGR	460	55		253	24,386
FOP	25	30		8	771
FSP	978	40		391	37,687
TOTALS	3,591			2,780	267,953

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	139.69	388,338	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2021 Heated Area: 2128 HX Base Yr 2021



135 NW IRISH GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1,829.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	267,953
TOTAL MARKET OB/XF VALUE	17,480
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	320,433
SOH/AGL Deduction	56,328
ASSESSED VALUE	264,105
TOTAL EXEMPTION VALUE	HX HB VX 13 264,105
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	320,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,305

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$.

LAND DESCRIPTION

TOTAL OB/XF 17,480

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/04/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS