LOT 23 EMERALD LAKES S/D

798-1706, WD 1570-1537

MCCARTHY WENDY MARIE/MCCARTHY JASON MICHAEL
344 NW EMERALD LAKE DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-123

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	13	LAM/VNLPLK 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

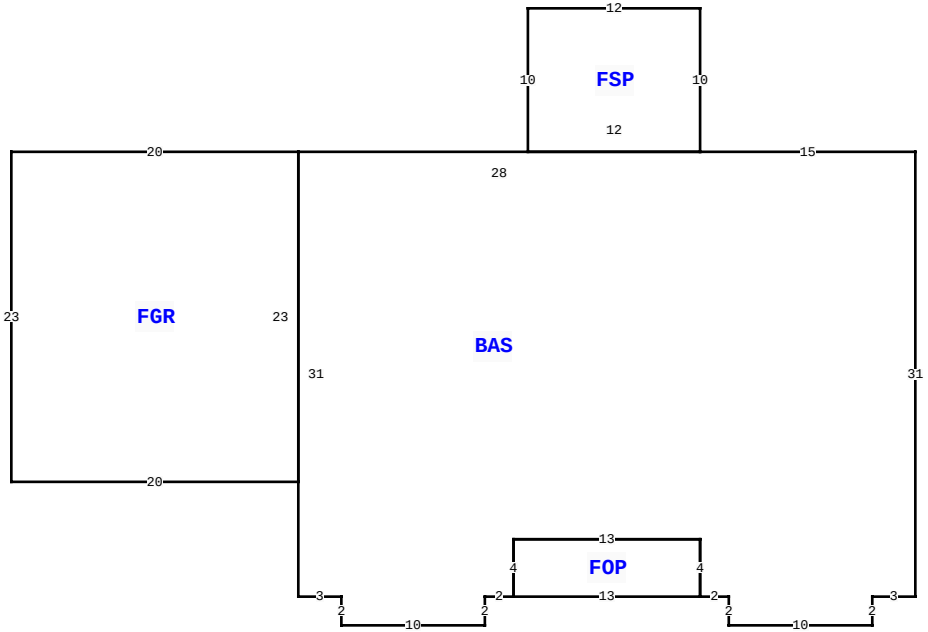
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100		1,321	157,431
FGR	460	55		253	30,151
FOP	52	30		16	1,907
FSP	120	40		48	5,721
TOTALS	1,953			1,638	195,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	135.4254	148.97	244,013	1995	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 1996 Heated Area: 1321 HX Base Yr 1996



344 NW EMERALD LAKES DR, 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	966.00	UT	1.50	1.50	100	1995	1995	3	100	1,449	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
5	0030	BARN,MT	0	0	24	26	624.00	UT	15.00	15.00	100	2017	2017	3	100	9,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,210
TOTAL MARKET OB/XF VALUE		28,345
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,555
SOH/AGL Deduction		98,920
ASSESSED VALUE		159,635
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,224
TOTAL JUST VALUE		258,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17929	POOL	75	02/09/2001
9290	SFR	220	01/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1537	6/11/2026	WD	Q	I	01	369,900
GRANTOR: CHRISTOPHER MARK A						
GRANTEE: MCCARTHY WENDY MARI						
0798/1706	12/02/1994	WD	U	I	32	78,600
GRANTOR: NORTH CONST CO						
GRANTEE: MARK & PATRICIA CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W12 S10 E12$ W28 FGR= W20 S23 E20 N23$ S31 E3 S2 E10 N2 E2 FOP= E13 N4 W13 S4$ N4 E13 S4 E2 S2E10 N2 E3 N31$.

LAND DESCRIPTION

TOTAL OB/XF 28,345

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 10/20/2026 BY TP Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS