LOT 26 EMERALD LAKES S/D

804-414, 804-416, 861-018,

HEDGEPATH LARRY S/HEDGEPATH KAREN A
115 NW DAUGHTRY GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-126

BUILDING CHARACTERISTICS

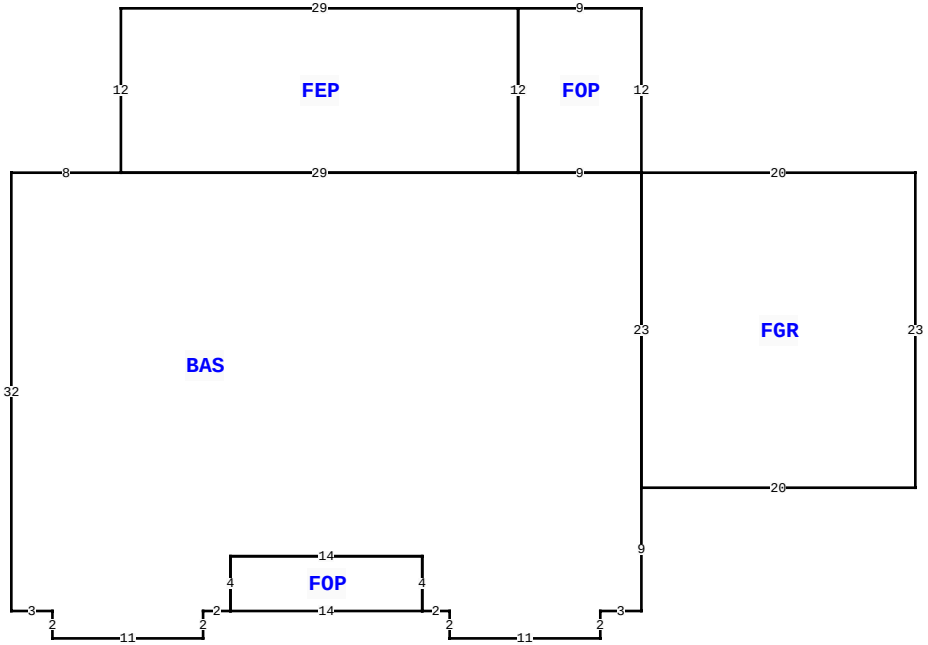
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	133,780
FEP	348	80		278	25,473
FGR	460	55		253	23,183
FOP	56	30		17	1,558
FOP	108	30		32	2,932
TOTALS	2,432			2,040	186,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	118.9980	130.90	267,036	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1999 Heated Area: 1460 HX Base Yr 1999



115 NW DAUGHTRY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,925
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		226,055
SOH/AGL Deduction		78,310
ASSESSED VALUE		147,745
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		91,334
TOTAL JUST VALUE		226,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9785	SFR	240	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0861/0018	6/16/1998	WD	Q	I		90,500
GRANTOR: NETTLES						
GRANTEE: HEDGEPATH						
0804/0416	4/12/1995	WD	Q	I		87,600
GRANTOR: RUSSEL NORTH CONSTRUC						
GRANTEE: J WESLEY & JANET H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 W8 S32 E3 S2 E11 N2 E2 FOP= E14 N4 W14 S4$ N4 E14S4 E2 S2 E11 N2 E3 N9 FGR= E20 N23 W20 S23$ N23 FOP= N12W9 S12 E9$ W9 FEP= N12 W29 S12 E29$.

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	1,788.00	UT	1.50	1.50	100	1995	1995	3	100	2,682	
2	0120	CLFENCE 4	0	100	0	0	340.00	UT	4.50	4.50	75	1995	1995	3	75	1,148	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	75	1995	1995	3	75	300	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS