LOT 29 EMERALD LAKES S/D.

924-258,

THRASHER JOHN W/THRASHER TERESA A
146 NW DAUGHTRY GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-129

BUILDING CHARACTERISTICS

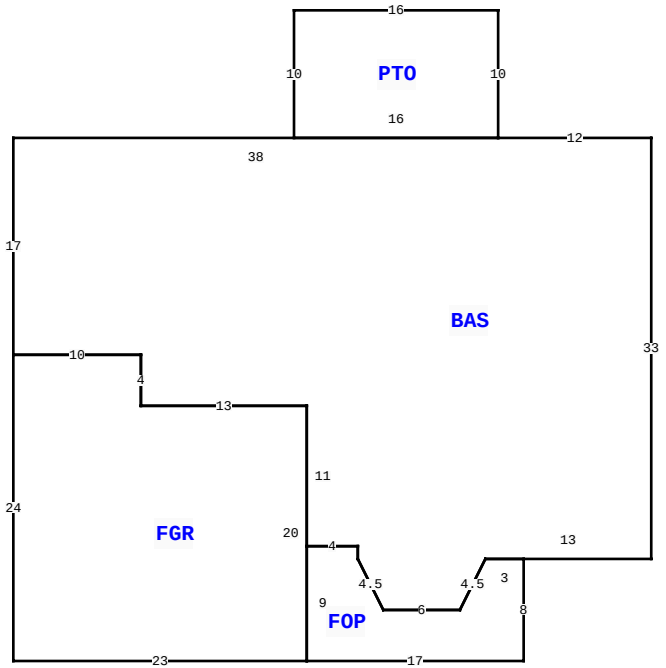
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,362	100		1,362	134,956
FGR	500	55		275	27,249
FOP	108	30		32	3,171
PTO	160	5		8	792
TOTALS	2,130			1,677	166,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	121.4000	133.54	223,947	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2002 Heated Area: 1362 HX Base Yr 2002



146 NW DAUGHTRY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,515.00	UT	1.50	1.50	100	2001	2001	3	100	2,273	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,169
TOTAL MARKET OB/XF VALUE		2,273
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,442
SOH/AGL Deduction		68,445
ASSESSED VALUE		134,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,586
TOTAL JUST VALUE		203,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043988	Roof Replacement	12,500	03/23/2022
18196	SFR	269	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/0258	4/05/2001	WD	Q	V		17,500

GRANTOR: DDP CORP

GRANTEE: JOHN W & TERESA THR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N10 W16 S10 E16$ W38 S17 FGR= S24 E23 N20 W13 N4 W10$ E10 S4 E13 S11 FOP= S9 E17 N8 W3 D4 L2 W6 L2 U4 N1 W4$ E4 S1 D4 R2 E6 R2 U4 E13 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,273

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 04/26/2022 BY JS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS