

LOT 30 EMERALD LAKES S/D.  
(EASEMENT TO COUNTY ACROSS SOUTH  
1044-1654).

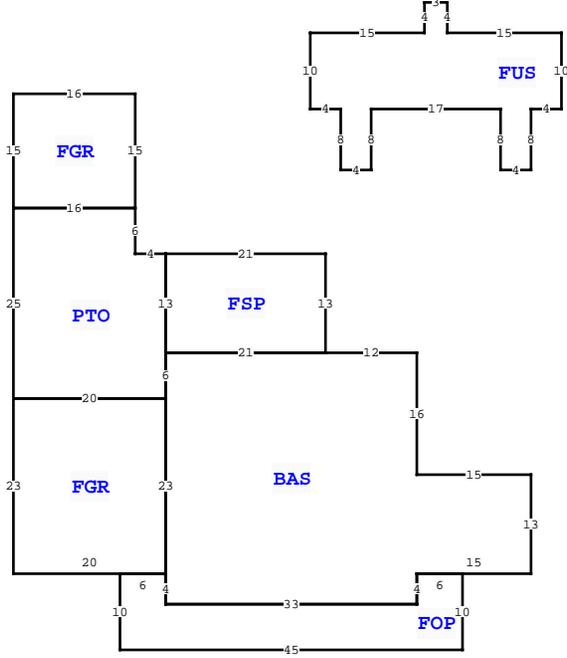
CLARDY GROVER W  
382 NW EMERALD LAKES DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-130  
[Barcode]

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,284	100
FGR	240	55
FGR	460	55
FOP	318	30
FSP	273	40
FUS	406	100
PTO	476	5
TOTALS	3,457	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,303	122.5570	137.26	316,110	1995	1995	0	0	0	30.00	70.00
1 SINGLE FAM 0% - 2026 Heated Area: 1690 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			221,277
TOTAL MARKET OB/XF VALUE			46,793
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			303,070
SOH/AGL Deduction			0
ASSESSED VALUE			303,070
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,070
TOTAL JUST VALUE			303,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,231
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054370	Roof Replacement	19,795	10/30/2025
000047085	Storage Building	32,000	04/28/2023
12381	POOL	140	04/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/249	8/06/2025	LE	U	I	14	100
GRANTOR: CLARDY GROVER W						
GRANTEE: CLARDY GROVER W (EN						
1474/709	8/26/2022	WD	Q	I	01	250,000
GRANTOR: LUTHER MENEGAY JOANNE						
GRANTEE: CLARDY GROVER W						

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	0	0	2,886.00	UT	1.50	1.50	100	1995	1995	3	100	4,329	
2	0140	CLFENCE	6	0	0	100.00	UT	9.50	9.50	100	2007	2007	3	100	950	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0031	BARN, MT AE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,864	
5	0030	BARN, MT	0	0	30	60	UT	27,000.00	27,000.00	100	2024	2023		100	27,000	
6	0070	CARPORT UF	0	0	0	1.00	UT	5,250.00	5,250.00	100	2024	2023		100	5,250	
7	0070	CARPORT UF	0	0	0	1.00	UT	2,100.00	2,100.00	100	2024	2023		100	2,100	

TOTAL OB/XF												
46,793												
382 NW EMERALD LAKES DR, LAKE CITY												
BLD DATE			LGL DATE			04/03/2025			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W15 N16 W12 FSP= N13 W21 S13 E21\$ W21 PTO= N13 W4 N6 FGR= N15 W16 S15 E16\$ W16 S25 E20 N6\$ S6 FGR= W20 S23 E20 N23\$ S23 FOP= W6 S10 E45 N10 W6 S4 W33 N4\$ S4 E33 N4 E15 N13\$ PTR= N40 FUS= N8 E4N10 W15 N4 W3 S4 W15 S10 E4 S8E4 N8 E17 S8 E4\$ S40\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							