

LOT 34 EMERALD LAKES S/D.
802-1618, 802-1620, WD 1004-1369

GOLASKI DANIEL JOSEPH
PO BOX 233
LAKE CITY, FL 32056-0233

2026

28-3S-16-02372-134

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		343,840	1995	1995	0	0	30.00	70.00

Heated Area: 2166 HX Base Yr 2018

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,688	
TOTAL MARKET OB/XF VALUE		27,403	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		303,091	
SOH/AGL Deduction		110,755	
ASSESSED VALUE		192,336	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		90,925	
TOTAL JUST VALUE		303,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,529	

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	2,166	100		2,166	205,248
FGR	460	55		253	23,974
FOP	42	30		13	1,232
FSP	270	40		108	10,234
TOTALS	2,938			2,540	240,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37246	MAINT/ALTR	90	09/24/2018
14176	POOL	90	06/22/1998
9524	SFR	340	03/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1655	6/02/2025	WD	U	I	11	100

GRANTOR: GOLASKI DANIEL JOSEPH
GRANTEE: GOLASKI DANIEL JOSE
1460/287 2/22/2022 QC U I 11 90,000
GRANTOR: GOLASKI KAREN A
GRANTEE: GOLASKI DAN J

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	100	0	2,374.00	UT	1.50	1.50	100	1995	1995	3	100	3,561	
2	0280	POOL R/CON	0	100	16	400.00	UT	70.00	70.00	100	1998	1998	3	40	11,200	
3	0294	SHED WOOD/	0	100	24	576.00	UT	5.50	5.50	100	1998	1998	3	100	3,168	
4	0282	POOL ENCL	0	100	27	1,215.00	UT	15.00	15.00	100	1995	1995	3	40	7,290	
5	0251	LEAN TO W/	0	100	8	128.00	UT	3.00	3.00	100	1995	1995	3	100	384	
6	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
7	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF												27,403											
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