LOT 68 EMERALD LAKES PHASE 2.

WD 1021-1266, CT 1233-777, WD 12

MCMULLEN DANIEL THOMAS LIVING TRUST DATED MAY 25,
147 NW LAKESIDE CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-268

BUILDING CHARACTERISTICS

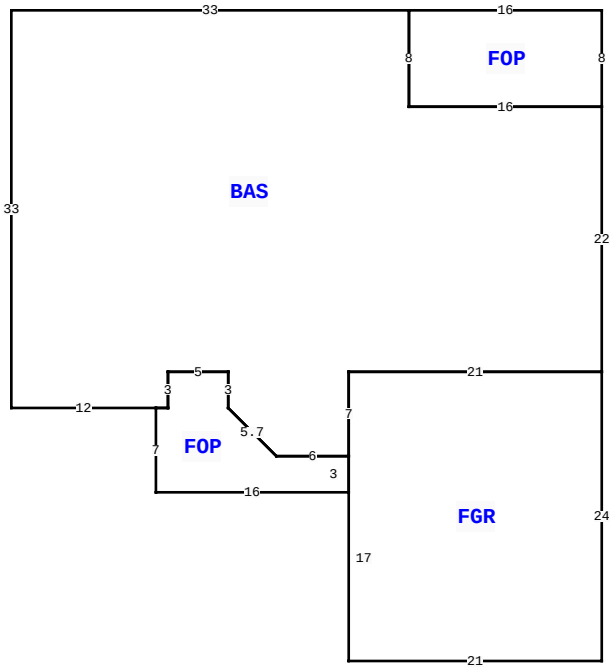
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100		1,443	169,466
FGR	504	55		277	32,531
FOP	95	30		28	3,288
FOP	128	30		38	4,462
TOTALS	2,170			1,786	209,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	133.4550	146.80	262,185	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1443 HX Base Yr 2024



147 NW LAKESIDE CT, 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	1,300.00	UT	2.00	2.00	100	2005	2005	3	100	2,600	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,748
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,348
SOH/AGL Deduction		7,576
ASSESSED VALUE		240,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,361
TOTAL JUST VALUE		248,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056803	Remodel	32,826	10/16/2026
22272	SFR	450	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1493/2625	6/30/2023	WD	Q	I	01	265,000
GRANTOR: TOUCHTON JASON LOGAN						
GRANTEE: MCMULLEN DANIEL THO						
1424/0472	11/12/2020	WD	Q	I	01	202,000
GRANTOR: ALLAN CARL PEELER						
GRANTEE: JASON LOGAN TOUCHTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S33 E12 FOP= S7 E16 N3 W6 U4 L4 N3 W5 S3 W1$ E1 N3 E5 S3 R4 D4 E6 FGR= S17 E21 N24 W21 S7$ N7 E21 N22 FOP= N8 W16 S8 E16$ W16 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS