LOT 79 EMERALD LAKES PHASE 3.

814-1147, 828-590, 828-592, 906-

HOAGLAND AUBREY R/HOAGLAND CLARINDA
143 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-379

BUILDING CHARACTERISTICS

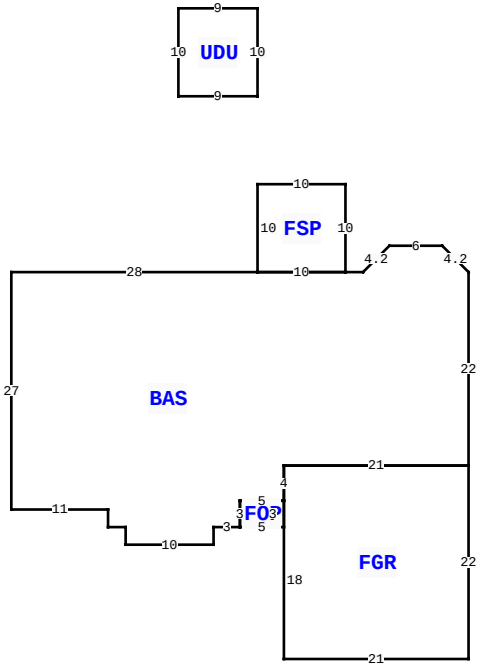
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,371	100		1,371	145,022
FGR	462	55		254	26,868
FOP	15	30		4	423
FSP	100	40		40	4,231
UDU	90	55		50	5,289
TOTALS	2,038			1,719	181,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,719	122.5000	134.75	231,635	1996	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2024 Heated Area: 1371 HX Base Yr 2024



143 NW CHARLOTTE 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	0120	CLFENCE 4	0	100	0	0	370.00	UT	2.50	2.50	100	1996	1996	3	100	925	
2	0166	CONC,PAVMT	0	100	0	0	1,944.00	UT	1.50	1.50	100	1996	1996	3	100	2,916	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,833
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		220,674
SOH/AGL Deduction		209,681
ASSESSED VALUE		10,993
TOTAL EXEMPTION VALUE	HX HB VX	10,993
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11675	SFR	230	09/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1274	6/06/2023	WD	Q	I	01	259,900
GRANTOR: PERKINS BRENDA						
GRANTEE: HOAGLAND AUBREY R						
1491/1621	5/26/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HOLLI						
GRANTEE: PERKINS BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E11 S2 E2 S2 E10N2 E3 FOP= E5 N3 W5 S3$ N3
E5FGR= S18 E21 N22 W21 S4$ N4 E21 N22 U3 L3 W6 L3 D3 W2
FSP= N10 W10 S10 E10 $ W10$ PTR= N20 UDU= N10 W9 S10 E9$S20$.

LAND DESCRIPTION

TOTAL OB/XF 3,841

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS