LOT 81 EMERALD LAKES PHASE 3.

814-1147, 907-183, 923-1415, 973

ROBERTS STEPHEN A/ROBERTS ROSALINDA T
181 NW CHARLOTTE GLN
LAKE CITY, FL 32055-7309

2027

28-3S-16-02372-381

BUILDING CHARACTERISTICS

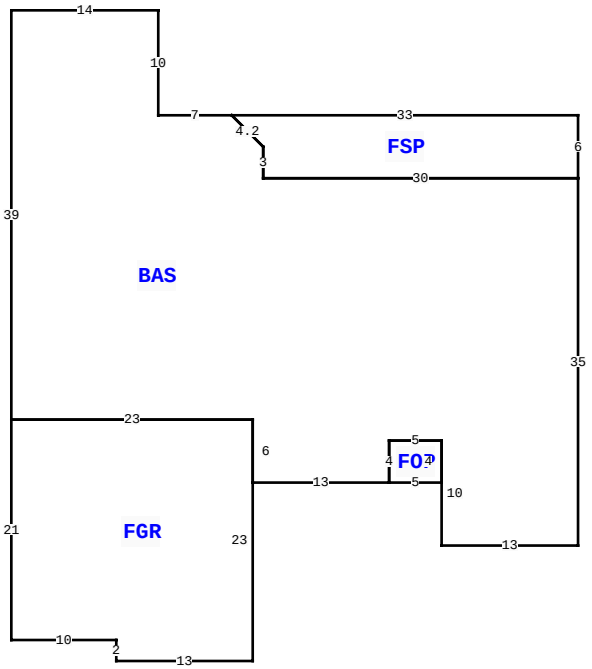
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
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	1,766	100		1,766	188,995
FGR	509	55		280	29,965
FOP	20	30		6	642
FSP	185	40		74	7,919
TOTALS	2,480			2,126	227,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	131.1156	144.23	306,633	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2004 Heated Area: 1766 HX Base Yr 2004



181 NW CHARLOTTE GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,293.00	UT	1.50	1.50	70	2001	2001	3	70	1,358	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,522
TOTAL MARKET OB/XF VALUE		2,658
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		265,180
SOH/AGL Deduction		86,378
ASSESSED VALUE		178,802
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,391
TOTAL JUST VALUE		265,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39504	REMODEL	0	03/20/2020
17316	SFR	275	08/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0885	1/28/2003	WD	Q	I		138,000
GRANTOR: BILLY ELKINS						
GRANTEE: STEPHEN A & ROSALIN						
0923/1415	3/28/2001	WD	Q	I		119,000
GRANTOR: RICHARD KEEN						
GRANTEE: BILLY ELKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S39 FGR= S21 E10 S2 E13 N23 W23$ E23 S6 E13 FOP= E5 N4 W5 S4$ N4 E5 S10 E13 N35 FSP= N6 W33 D3 R3 S3 E30$ W30 N3 L3 U3 W7 N10$.

LAND DESCRIPTION

TOTAL OB/XF 2,658

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 03/09/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS