LOT 83 EMERALD LAKES PHASE 3.

814-1147, 829-2075, 840-243, 854

WALKER GLORIA/WALKER FABIAN
219 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-383

BUILDING CHARACTERISTICS

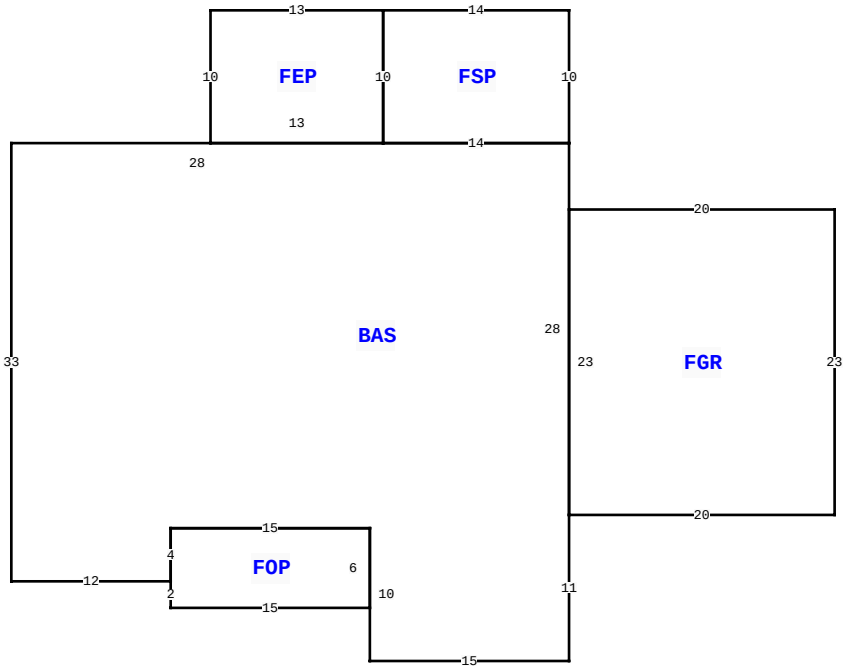
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,416	100		1,416	144,192
FEP	130	80		104	10,591
FGR	460	55		253	25,763
FOP	90	30		27	2,749
FSP	140	40		56	5,702
TOTALS	2,236			1,856	188,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	132.4400	145.68	270,382	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 0% - 2026 Heated Area: 1416 HX Base Yr



219 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	0166	CONC,PAVMT	0	0	0	0	2,059.00	UT	1.50	1.50	100	1997	1997	3	100	3,089	
2	0294	SHED WOOD/	0	0	12	20	240.00	UT	7.50	7.50	100	1997	1997	3	100	1,800	
3	0060	CARPORT F	0	0	20	25	500.00	UT	5.00	5.00	100	2007	2007	3	100	2,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,997
TOTAL MARKET OB/XF VALUE	7,889
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	231,886
SOH/AGL Deduction	0
ASSESSED VALUE	231,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,886
TOTAL JUST VALUE	231,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11647	SFR	235	09/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/251	6/20/2025	WD	Q	I	01	290,000
GRANTOR: MILLER ANGELA NICOLE						
GRANTEE: WALKER GLORIA						
1519/910	7/17/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: QUICK GRACE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N10 W13 S10 E13$ W28 S33 E12 FOP= S2 E15 N6 W15 S4$ N4 E15 S10 E15 N11 FGR= E20 N23 W20 S23$ N28$ FSP= N10 W14 S10 E14$.

LAND DESCRIPTION

TOTAL OB/XF 7,889

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/26/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS