LOT 85 EMERALD LAKES PHASE 3.

814-1147, 837-190, 882-2241, WD

AMBROSE HARRISON W IV
255 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-385

BUILDING CHARACTERISTICS

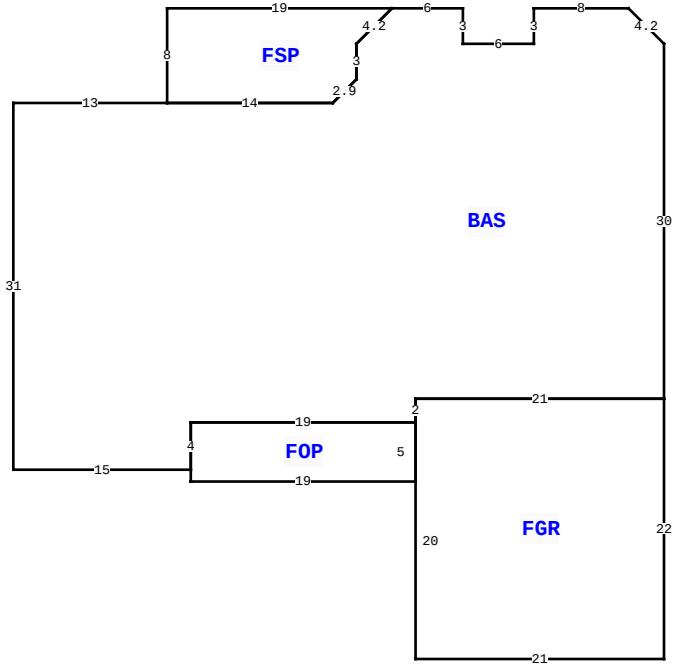
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,686	100		1,686	184,035
FGR	462	55		254	27,725
FOP	95	30		28	3,056
FSP	131	40		52	5,676
TOTALS	2,374			2,020	220,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	132.3135	145.54	293,991	1997	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2007 Heated Area: 1686 HX Base Yr 2007



255 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	100	0	0	1,839.00	UT	2.00	2.00	100	1997	1997	3	100	3,678	
2	0166	CONC,PAVMT	0	100	12	73	876.00	UT	2.00	2.00	100	1997	1997	3	100	1,752	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1997	1997	3	100	900	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,493
TOTAL MARKET OB/XF VALUE		7,330
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		262,823
SOH/AGL Deduction		78,217
ASSESSED VALUE		184,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,195
TOTAL JUST VALUE		262,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041541	Roof Replacement	26,518	03/17/2021
11744	SFR	270	10/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1525	5/12/2021	WD	U	I	11	100
GRANTOR: AMBROSE RIKKI						
GRANTEE: AMBROSE HARRISON W						
1170/1227	3/25/2009	QC	U	I	11	100
GRANTOR: PRISCILLA AMBROSE						
GRANTEE: HARRISON W AMBROSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S31 E15 FOP= S1 E19N5 W19 S4$ N4 E19 FGR= S20 E21 N22 W21 S2$ N2 E21 N30 U3 L3 W8 /S3/ W6/ N3/ W6 FSP= W19 S8 E14 R2 U2 N3 R3 U3 $ D3 L3 S3 D2 L2 W14 $.

LAND DESCRIPTION

TOTAL OB/XF 7,330

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