LOT 86 EMERALD LAKES PHASE 3.

814-1147, 908-2067,

COTHRAN EDGAR L/COTHRAN LILLIE A
265 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-386

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

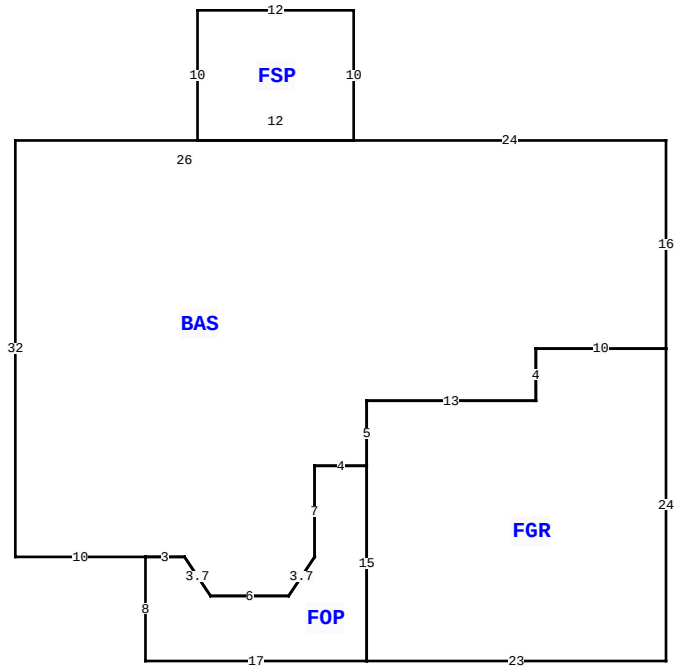
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,280	100		1,280	125,172
FGR	500	55		275	26,893
FOP	140	30		42	4,107
FSP	120	40		48	4,694
TOTALS	2,040			1,645	160,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,645	117.3150	133.74	220,002	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2001 Heated Area: 1280 HX Base Yr 2001



265 NW CHARLOTTE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,865
TOTAL MARKET OB/XF VALUE		5,031
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		204,396
SOH/AGL Deduction		76,705
ASSESSED VALUE		127,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,280
TOTAL JUST VALUE		204,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17364	SFR	210	08/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/2067	8/10/2000	WD	Q	V		17,500

GRANTOR: DDP CORP

GRANTEE: EDGAR & LILLIE COTH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W12 S10 E12$ W26 S32 E10 FOP= S8 E17 N15 W4 S7 L2 D3 W6 U3 L2 W3$ E3 R2 D3 E6 U3 R2 N7 E4 FGR= S15 E23 N24 W10 S4 W13 S5$ N5 E13 N4 E10 N16$.

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	1,567.00	UT	1.50	1.50	100	2000	2000	3	100	2,351	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
3	0140	CLFENCE 6	0	100	0	0	240.00	UT	9.50	9.50	100	2007	2007	3	100	2,280	

LAND DESCRIPTION

TOTAL OB/XF 5,031

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 03/09/2023 BY KS Total Acres: 0.73 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS