

LOT 91 EMERALD LAKES PHASE 3.
814-1147, 876-1423, 1003-1743, W

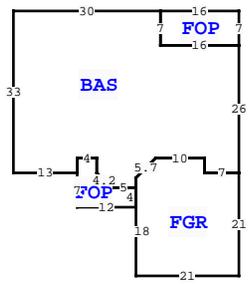
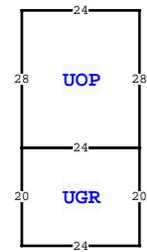
FAUST PHILLIP J
220 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

28-3S-16-02372-391

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,048	113.4900	129.38	264,970	1999	1999	0	0	26.65	73.35		
1 SINGLE FAM			100% - 2010	Heated Area: 1380				HX Base Yr 2010					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	130,962
FGR	475	55		261	24,769
FOP	77	30		23	2,183
FOP	112	30		34	3,227
UGR	480	45		216	20,498
UOP	672	20		134	12,717
TOTALS	3,196			2,048	194,355

220 NW CHARLOTTE GLN, LAKE CITY

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

EXTRA FEATURES																	
L N	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	1,842.00	UT	2.50	2.50	100	1999	1999	3	100	4,605	
2	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	100	1999	1999	3	100	1,260	
3	0166	CONC, PAVMT	0	100	0	0	1,400.00	UT	3.00	3.00	100	1993	1993	3	100	4,200	

TOTAL OB/XF 10,065

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			194,355
TOTAL MARKET OB/XF VALUE			10,065
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			239,420
SOH/AGL Deduction			86,878
ASSESSED VALUE			152,542
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			101,131
TOTAL JUST VALUE			239,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048619	Roof Replacement	21,000	11/09/2023
15256	SFR	240	03/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/258	7/20/2023	LE	U	I	14	100

GRANTOR: FAUST PHILLIP
GRANTEE: FAUST PHILLIP J (EN)
1172/0383 4/29/2009 WD Q I 01 162,500
GRANTOR: JOHN JOHNSON
GRANTEE: PHILLIP FAUST

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S33 E13 FOP= S7 E12 N4 W5 L3 U3 N3 W4 S3\$ N3 E4 S3 D3 R3 E5 FGR= S18 E21 N21 W7 N3 W10 L4 D4 S2\$ N2 U4 R4 E10 S3 E7 N26 FOP= N7 W16 S7 E16\$ W16 N7\$ PTR= N30 UGR= N20 UOP= N28 W24 S28 E24\$ W24 S20 E24\$ S30\$.