LOT 93 EMERALD LAKES PHASE 3.

814-1147, 839-1605, 839-1607,

CROFT RONAL N/CROFT REGINA
182 NW CHARLOTTE GLN
LAKE CITY, FL 32055

**2027**

**28-3S-16-02372-393**

## BUILDING CHARACTERISTICS

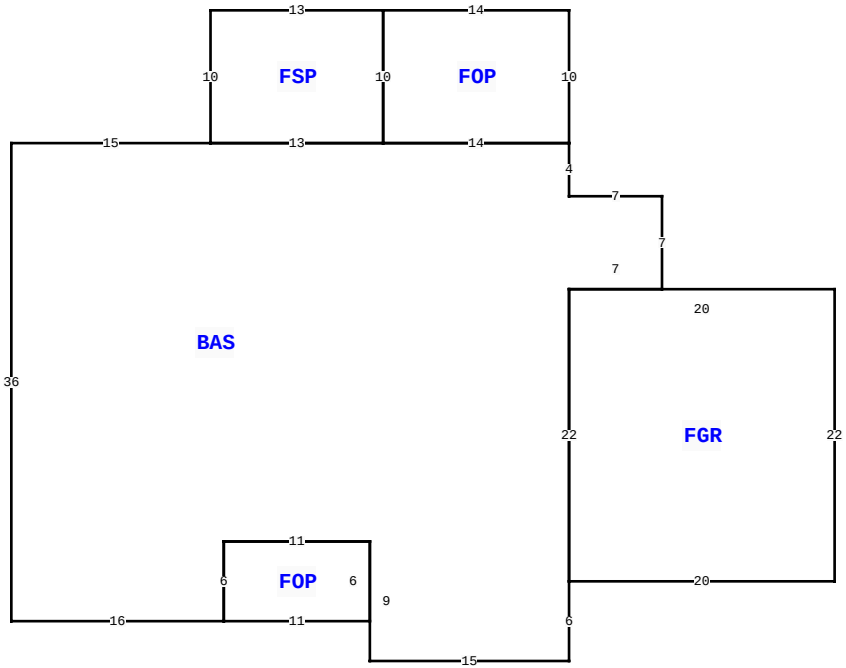
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 1,540 | 100 | | 1,540 | 136,646 |
| FGR | 440 | 55 | | 242 | 21,473 |
| FOP | 66 | 30 | | 20 | 1,775 |
| FOP | 140 | 30 | | 42 | 3,726 |
| FSP | 130 | 40 | | 52 | 4,614 |
| TOTALS | 2,316 | | | 1,896 | 168,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,896 | 115.4000 | 126.94 | 240,678 | 1997 | 1997 | 0 | 0 | 0 | 30.10 | 69.90 |

1 SINGLE FAM 100% - 1998 Heated Area: 1540 HX Base Yr 1998




182 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 | 1,810.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 2,715 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 168,234 |
| TOTAL MARKET OB/XF VALUE | 2,715 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 205,949 |
| SOH/AGL Deduction | 70,042 |
| ASSESSED VALUE | 135,907 |
| TOTAL EXEMPTION VALUE | HX HB VX 56,411 |
| BASE TAXABLE VALUE | 79,496 |
| TOTAL JUST VALUE | 205,949 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 209,011 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047381 | Remodel | 15,981 | 06/02/2023 |
| 000041699 | Roof Replacement | 11,735 | 04/08/2021 |
| 12479 | SFR | 235 | 05/05/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0839/1607 | 5/16/1997 | WD | Q | I | | 86,600 |
| GRANTOR: BLACKWELL CONST INC | | | | | | |
| GRANTEE: RONAL & REGINA CROF | | | | | | |
| 9839/1605 | 5/14/1997 | WD | Q | V | | 13,500 |
| GRANTOR: DDP CORP | | | | | | |
| GRANTEE: BILL BLACKWELL CONS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 S36 E16 FOP= E11 N6W11 S6$ N6 E11 S9 E15 N6 FGR= E20 N22 W20 S22$ N22 E7 N7 W7 N4 FOP= N10 W14 S10 E14$ W14 FSP= N10 W13 S10 E13$ W13$.

## LAND DESCRIPTION

TOTAL OB/XF 2,715

| 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 06/06/2023 BY HC Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS