LOT 94 EMERALD LAKES PHASE 3.

814-1147, 891-2050, 943-427, WD

HATHAN RAPHAT/HASSAN BOTHINA
164 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-394

BUILDING CHARACTERISTICS

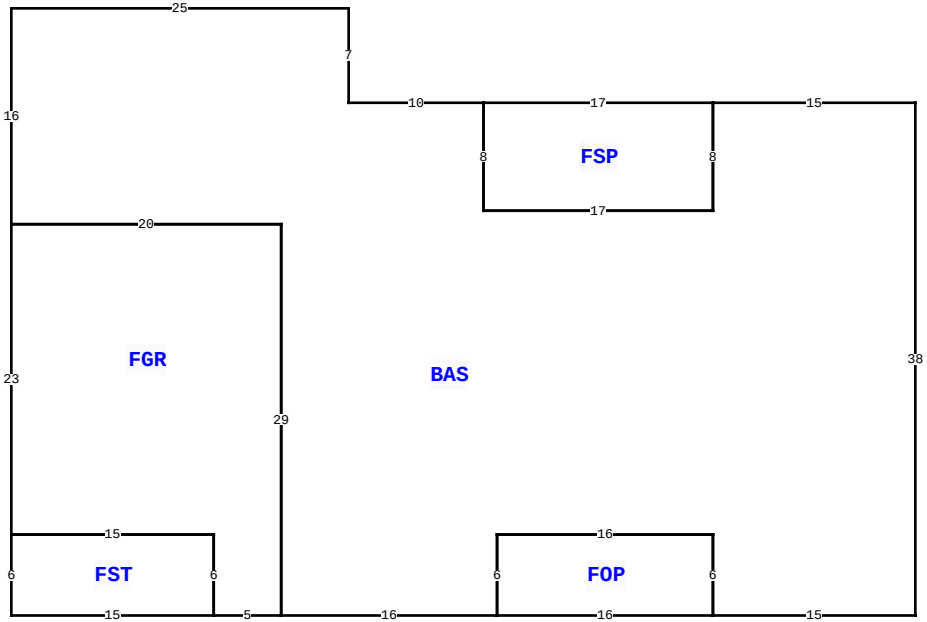
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,909	100		1,909	176,907
FGR	490	55		270	25,021
FOP	96	30		29	2,687
FSP	136	40		54	5,004
FST	90	55		50	4,634
TOTALS	2,721			2,312	214,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	112.3260	123.56	285,671	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1909 HX Base Yr



164 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	1,674.00	UT	1.50	1.50	100	2000	2000	3	100	2,511	
2	0120	CLFENCE 4	0	0	0	0	336.00	UT	4.50	4.50	75	2000	2000	3	75	1,134	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,253
TOTAL MARKET OB/XF VALUE	5,245
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	254,498
SOH/AGL Deduction	0
ASSESSED VALUE	254,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,498
TOTAL JUST VALUE	254,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16300	SFR	310	11/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1582	8/19/2024	WD	Q	I	01	280,000
GRANTOR: WEBB HOLLY ANNE						
GRANTEE: HATHAN RAPHAT						
1507/215	8/05/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: WEBB HOLLY ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W17 S8 E17 N8$ S8 W17 N8 W10 N7 W25 S16 FGR= S23 FST= S6 E15 N6 W15$ E15 S6 E5 N29 W20$ E20 S29 E16 FOP= E16 N6 W16 S6$ N6 E16 S6 E15 N38$.

LAND DESCRIPTION

TOTAL OB/XF 5,245

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 01/06/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS