LOT 95 EMERALD LAKES PHASE 3.
814-1147, 840-449, 847-2114, WD

LOCK NORMA V LIVING TRUST DATED APRIL 24, 2024
144 NW CHARLOTTE GLN
LAKE CITY, FL 32055-5016

2027

28-3S-16-02372-395

BUILDING CHARACTERISTICS

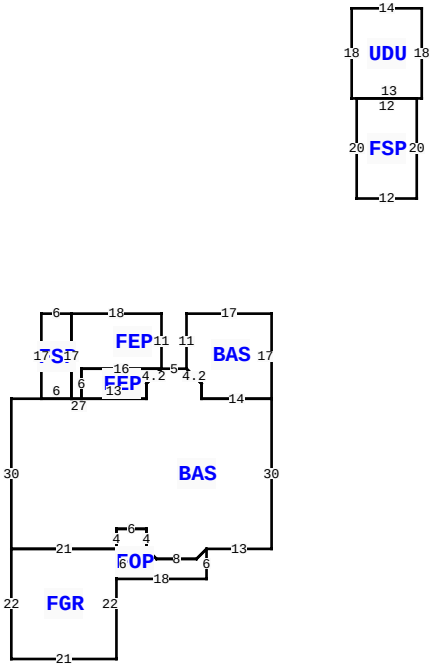
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	276	100		276	27,112
BAS	1,613	100		1,613	158,445
FEP	83	80		66	6,483
FEP	210	80		168	16,502
FGR	462	55		254	24,951
FOP	112	30		34	3,340
FSP	102	40		41	4,028
FSP	240	40		96	9,430
UDU	252	55		139	13,654
TOTALS	3,350			2,687	263,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,687	125.2440	137.77	370,188	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 2005 Heated Area: 1889 HX Base Yr 2005



144 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	1,666.00	UT	1.50	1.50	100	1997	1997	3	100	2,499	
2	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,944
TOTAL MARKET OB/XF VALUE		4,299
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,243
SOH/AGL Deduction		111,638
ASSESSED VALUE		191,605
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		135,194
TOTAL JUST VALUE		303,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37934	MAINT/ALTR	75	03/29/2019
23609	ADDN SFR	112	09/15/2005
13987	GARAGE	60	05/08/1998
12513	SFR	265	05/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/469	4/24/2024	WD	U	I	11	100
GRANTOR: LOCK MORMA V						
GRANTEE: LOCK NORMA V LIVING						
1014/2585	5/07/2004	WD	Q	I		150,000
GRANTOR: JOHN B L MELLUM & MAR						
GRANTEE: BILL JR & NORMA V L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N3 L3 U3 W5 FEP= N11 W18 FSP= W6 S17 E6 N17$ S17 E2 N6 E16$ FEP= W16 S6 E13 N3 R3 U3 $ D3 L3 S3 W27 S30 FGR= S22 E21 N22 W21$ E21 FOP= S6 E18 N6 L2 D2 W8 U2 L2 N4 W6 S4$ N4 E6S4 R2 D2 E8 U2 R2 E13N30 $ BAS= N17 W17 S11 D3 R3 S3 E14$ PTR= N60 E30 UDU= N18 W14 S18 E1 FSP= S20 E12N20 W12$ E13$ S60 W30$.

LAND DESCRIPTION

TOTAL OB/XF 4,299

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 04/23/2019 BY DF Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS