

LOT 101 EMERALD LAKES PHASE 4.
814-1147, 828-595, 828-595, 828-

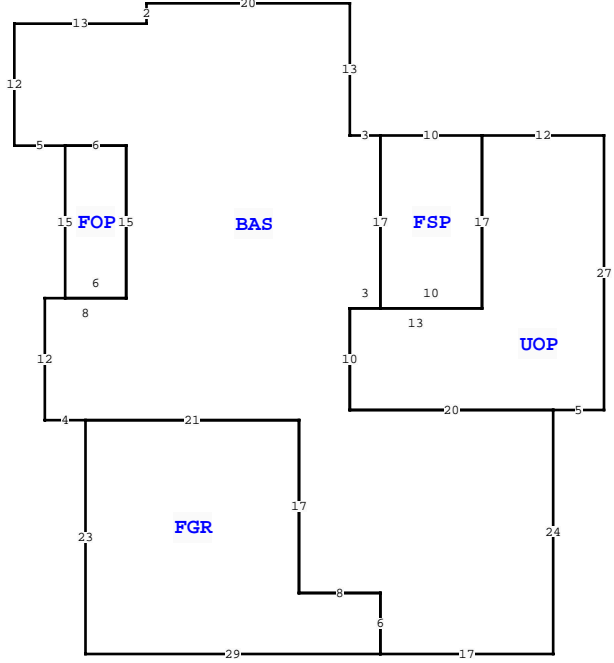
OWENS RONALD E/OWENS JULIE L
118 NW GRAY GLN
LAKE CITY, FL 32055-5059

2026

28-3S-16-02372-401

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		Heated Area: 1724					HX Base Yr 2003	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	175,271
FGR	531	55		292	29,686
FOP	90	30		27	2,745
FSP	170	40		68	6,913
UOP	454	20		91	9,251
TOTALS	2,969			2,202	223,866

118 NW GRAY 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	1,529.00	UT	1.50	1.50	100	1996	1996	3	100	2,294	
2	0120	CLFENCE	4	0	100	320.00	UT	4.50	4.50	75	1996	1996	3	75	1,080	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			223,866
TOTAL MARKET OB/XF VALUE			3,374
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			262,240
SOH/AGL Deduction			90,411
ASSESSED VALUE			171,829
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			120,418
TOTAL JUST VALUE			262,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044441	Roof Replacement	17,986	05/16/2022
11697	SFR	230	09/27/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/2155	4/08/2002	WD Q	Q	I		129,000
GRANTOR: BILLY J & SUSAN WRIGH						
GRANTEE: RONALD & JULIE OWEN						
0828/0597	9/17/1996	WD U	I	32		106,500
GRANTOR: REED						
GRANTEE: WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 S2 W13 S12 E5 FOP= S15 E6 N15 W6\$ E6 S15 W8 S12 E4 FGR= S23 E29 N6 W8 N17 W21\$ E21 S17 E8 S6 E17 N24 UOP= E5 N27 W12 S17 W13 S10 E20\$ W20 N10 E3 FSP= E10 N17W10 S17\$ N17 W3 N13\$.