

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

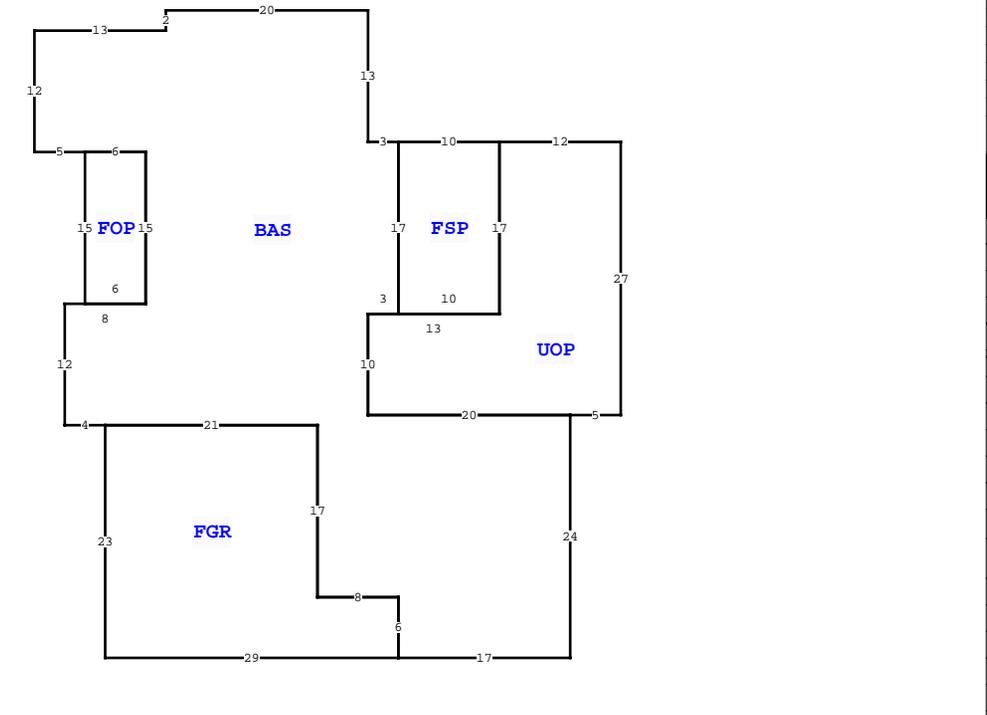
OWENS RONALD E/OWENS JULIE L
118 NW GRAY GLN
LAKE CITY, FL 32055-5059

2026

28-3S-16-02372-401

BUILDING CHARACTERISTICS	
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							29.00	71.00



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

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						

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	0	320.00	UT	4.50	4.50	75	1996	1996	3	75	1,080	

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\$.	

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	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							