LOT 103 EMERALD LAKES PHASE 4.

814-1147, 864-278, 922-1396, WD

CLAIBORNE AUSTIN/CLAIBORNE TAYLOR
119 NW GRAY GLN
LAKE CITY, FL 32055

2027

28-3S-16-02372-403

BUILDING CHARACTERISTICS

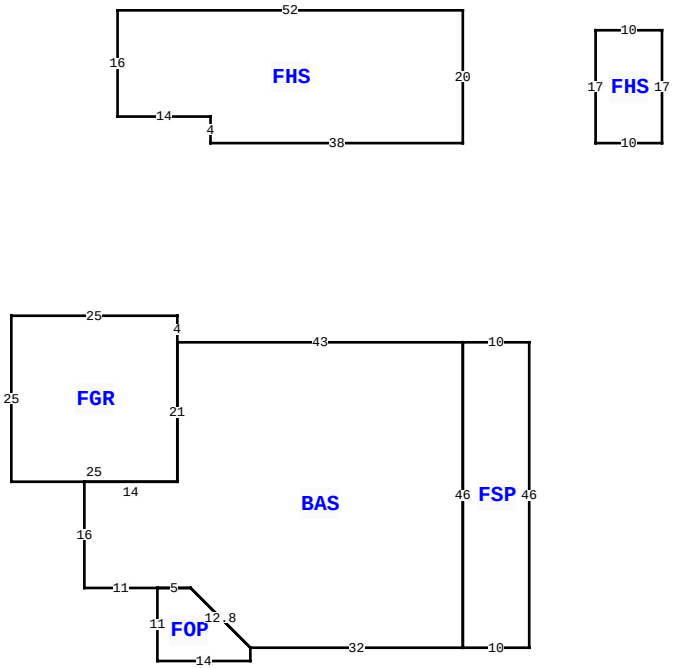
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,144	100		2,144	217,335
FGR	625	55		344	34,871
FHS	170	60		102	10,340
FHS	984	60		590	59,808
FOP	114	30		34	3,447
FSP	460	40		184	18,652
TOTALS	4,497			3,398	344,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,398	123.1978	135.52	460,497	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2024 Heated Area: 3298 HX Base Yr 2024



119 NW GRAY 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	3,906.00	UT	1.50	1.50	100	2001	2001	3	100	5,859	
3	0280	POOL R/CON	0	100	18	36	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,452
TOTAL MARKET OB/XF VALUE	23,895
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	403,347
SOH/AGL Deduction	0
ASSESSED VALUE	403,347
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	351,936
TOTAL JUST VALUE	403,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047284	Roof Replacement	19,000	05/22/2023
18601	POOL	125	08/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/152	6/05/2023	WD	Q	I	01	465,000
GRANTOR: TABER MICHAEL						
GRANTEE: CLAIBORNE AUSTIN						
1440/934	6/18/2021	WD	Q	I	01	410,000
GRANTOR: GUERRA ERIC MARQUEZ						
GRANTEE: TABER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S21 W14 S16 E11 E5 D9R9 E32 N46 $
FHS=[ORIG=0,-30] N20 W52 S16 E14 S4 E38 $
FGR=[ORIG=-43,0] N4 W25 S25 E25 N21 $
FSP=[ORIG=0,46] E10 N46 W10 S46 $
FHS=[ORIG=20,-30] E10 N17 W10 S17 $
FOP=[ORIG=-46,37] S11 E14 N2 U9L9 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,895

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 03/20/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS