LOT 104 EMERALD LAKES PHASE 4.

814-1147, 823-1240,1242, 831-223

MURPHY CLAUDE JR
185 NW HARWELL CT
LAKE CITY, FL 32055

2026

28-3S-16-02372-404

BUILDING CHARACTERISTICS

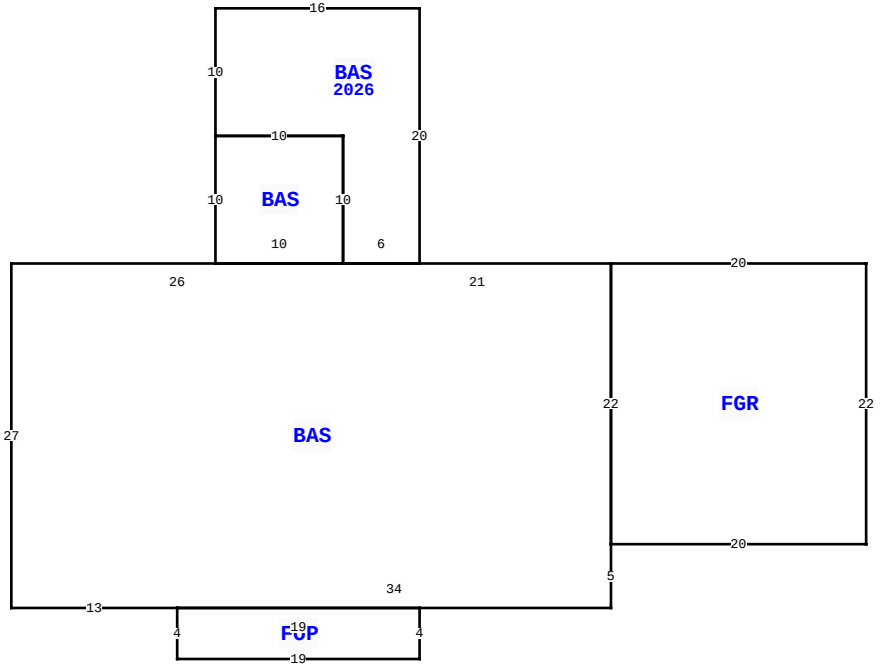
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	100	100		100	9,054
BAS	1,269	100		1,269	114,895
BAS	220	100	2026	220	19,919
FGR	440	55		242	21,911
FOP	76	30		23	2,082
TOTALS	2,105			1,854	167,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	117.4670	131.56	243,912	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 1589 HX Base Yr 2016



185 NW HARWELL CT, 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	1,712.00	UT	1.50	1.50	100	1996	1996	3	100	2,568	
2	0296	SHED METAL	0	100	12	19	228.00	UT	12.00	12.00	100	2007	2007	3	100	2,736	
3	0120	CLFENCE 4	0	100	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,860
TOTAL MARKET OB/XF VALUE	7,629
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	210,489
SOH/AGL Deduction	74,814
ASSESSED VALUE	135,675
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	84,264
TOTAL JUST VALUE	210,489
NCON VALUE	15,574
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052359	Additions	70,000	02/18/2025
000043842	Roof Replacement	8,898	03/04/2022
11303	SFR	230	06/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1363	6/15/2019	WD	U	I	30	56,000
GRANTOR: CLAUDE MURPHY JR & VI						
GRANTEE: CLAUDE MURPHY JR						
1303/1508	10/27/2015	WD	Q	I	01	120,000
GRANTOR: ROBERT A BROWN						
GRANTEE: CLAUDE MURPHY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W26 S27 E13 E34 N5 N22 $
FGR=[ORIG=0,22] E20 N22 W20 S22 $
BAS=[YR=2026;ORIG=-15,-20] W16 S10 E10 S10 E6 N20 $
BAS=[ORIG=-21,0] N10 W10 S10 E10 $
FOP=[ORIG=-34,27] S4 E19 N4 W19 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,629

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/08/2026 BY SYS