LOT 108 EMERALD LAKES PHASE 4.
814-1147, 835-1475, 839-098, 862

MCQUILLAN BEBE D/MCQUILLAN ARTHUR J
240 NW HARWELL CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-408

BUILDING CHARACTERISTICS

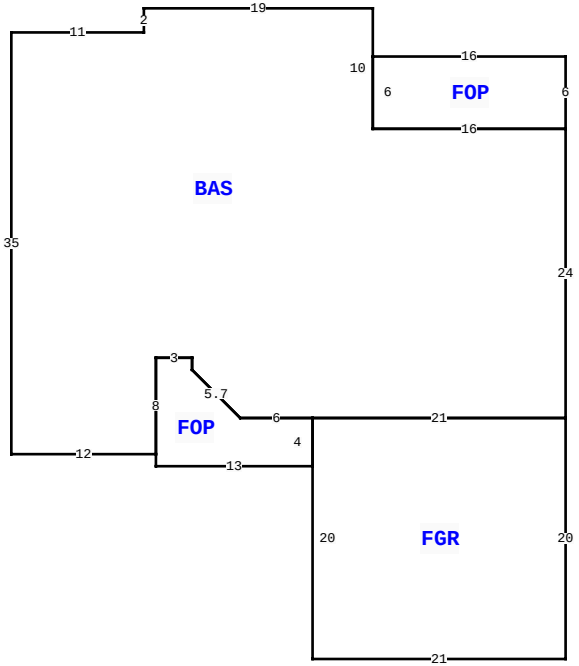
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	135,744
FGR	420	55		231	22,478
FOP	75	30		22	2,141
FOP	96	30		29	2,822
TOTALS	1,986			1,677	163,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	126.5572	139.21	233,455	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2001 Heated Area: 1395 HX Base Yr 2001



240 NW HARWELL CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,185
TOTAL MARKET OB/XF VALUE		5,664
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,849
SOH/AGL Deduction		62,622
ASSESSED VALUE		141,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,816
TOTAL JUST VALUE		203,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31724	MAINT/ALTR	35	02/03/2014
12119	SFR	235	02/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/1407	7/27/2000	WD	Q	I		106,000
GRANTOR: DISHMAN						
GRANTEE: MCQUILLAN'S						
0862/0818	6/30/1998	WD	Q	I		94,000
GRANTOR: AISTRICH						
GRANTEE: DISHMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S35 E12 FOP= S1 E13 N4 W6 L4 U4 N1 W3 S8$ N8 E3 S1 D4 R4 E6 FGR= S20 E21N20 W21$ E21 N24 FOP= N6 W16 S6 E16$ W16 N10 W19 S2$.

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	1,776.00	UT	1.50	1.50	100	1997	1997	3	100	2,664	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,664

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 08/31/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS