LOT 109 EMERALD LAKES PHASE 4.

814-1147, 831-225,227, 858-2293,

STEIGHNER NEIL/STEIGHNER MICHELLE
214 NW HARWELL CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-409

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

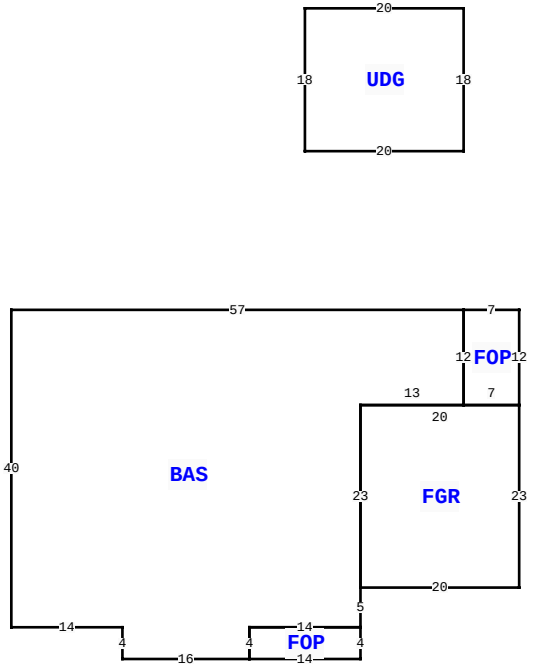
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	228,232
FGR	460	55		253	29,163
FOP	56	30		17	1,959
FOP	84	30		25	2,882
UDG	360	55		198	22,823
TOTALS	2,940			2,473	285,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	123.2840	135.61	335,364	1997	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 1980 HX Base Yr 2023



214 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	3,186.00	UT	1.20	1.20	99.25	1997	1997	3	99.25	3,795	
2	0060	CARPORT F	0	100	12	40	480.00	UT	5.00	5.00	75	1997	1997	3	75	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		285,059
TOTAL MARKET OB/XF VALUE		5,595
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		325,654
SOH/AGL Deduction		143,641
ASSESSED VALUE		182,013
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,602
TOTAL JUST VALUE		325,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18121	STORAGE	80	04/04/2001
11890	SFR	195	11/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2674	9/20/2022	WD	Q	I	01	345,000
GRANTOR: BOYD DONALD E						
GRANTEE: STEIGHNER NEIL						
1303/1826	10/29/2015	WD	Q	I	01	165,000
GRANTOR: ROBERT W SANDERS						
GRANTEE: DONALD E & CHARLOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S40 E14 S4 E16 FOP= E14 N4 W14 S4$ N4 E14 N5FGR= E20 N23 W20 S23$ N23 E13FOP= E7 N12 W7 S12$ N12$ PTR= N20 UDG= N18 W20 S18 E20$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 5,595

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 01/09/2023 BY CP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS