LOT 117 EMERALD LAKES PHASE 4. KUNZE CARL F JR & KATHRYN S KUNZE LIVING TRUST

814-1147, 842-1488, 842-1490, 91 ,

2027

28-3S-16-02372-417

BUILDING CHARACTERISTICS

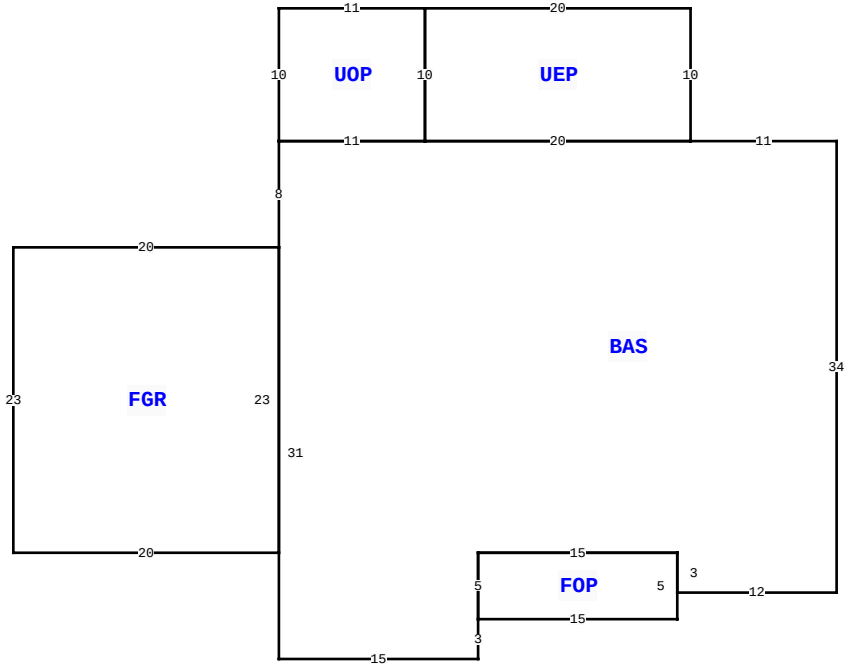
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,458	100		1,458	148,835
FGR	460	55		253	25,826
FOP	75	30		22	2,246
UEP	200	60		120	12,250
UOP	110	20		22	2,246
TOTALS	2,303			1,875	191,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	128.8936	141.78	265,838	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 1458 HX Base Yr



131 NW GAELIC CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,403
TOTAL MARKET OB/XF VALUE	3,278
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	229,681
SOH/AGL Deduction	0
ASSESSED VALUE	229,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,681
TOTAL JUST VALUE	229,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12804	SFR	240	07/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1183	11/29/2017	QC	U	I	11	100
GRANTOR: CARL & KATHRYN KUNZE						
GRANTEE: CARL F JR & KATHRYN						
0931/0832	7/13/2001	WD	Q	I		120,000
GRANTOR: E ALFORD						
GRANTEE: CARL & KATHRYN KUNZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UEP= N10 W20 S10 E20$ W20 UOP= N10 W11 S10 E11$ W11 S8 FGR= W20 S23 E20 N23$ S31 E15 N3 FOP= E15 N5 W15 S5$ N5 E15 S3 E12 N34$.

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	0	0	0	2,185.00	UT	1.50	1.50	100	1997	1997	3	100	3,278	

LAND DESCRIPTION

TOTAL OB/XF 3,278

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