LOT 119 EMERALD LAKES PHASE 4.
814-1147, 844-386, 844-388, CT 8

MOSES JORDAN CHASE/HUNT AMANDA L
189 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-419

BUILDING CHARACTERISTICS

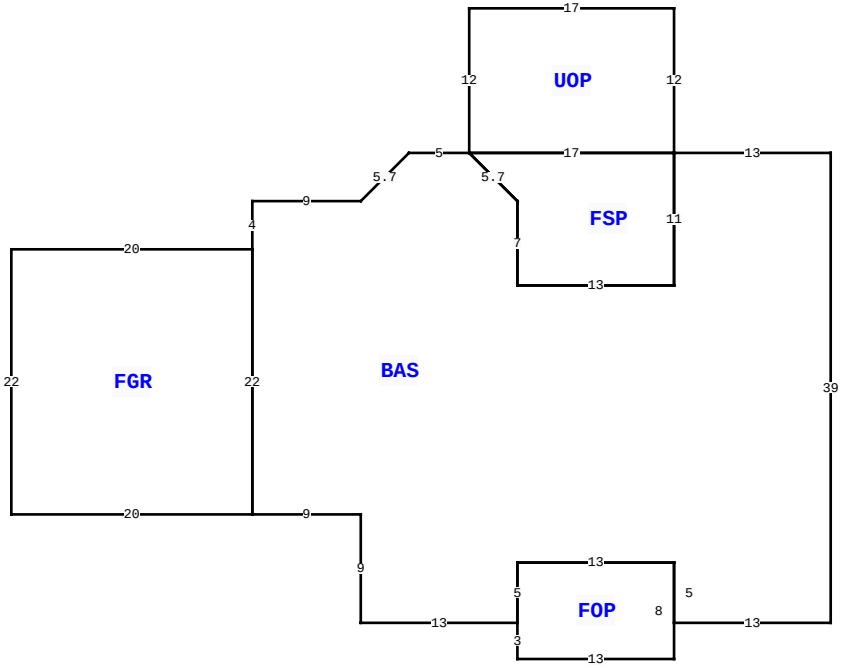
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,531	100		1,531	139,586
FGR	440	55		242	22,064
FOP	104	30		31	2,826
FSP	151	40		60	5,470
UOP	204	20		41	3,738
TOTALS	2,430			1,905	173,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,905	113.3550	124.69	237,534	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2009 Heated Area: 1531 HX Base Yr 2009



189 NW GAELIC 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,600.00	UT	1.50	1.50	100	2000	2000	3	100	2,400	
3	0130	CLFENCE 5	0	100	0	0	350.00	UT	4.25	4.25	100	2007	2007	3	100	1,488	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,685
TOTAL MARKET OB/XF VALUE		5,088
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		213,773
SOH/AGL Deduction		72,763
ASSESSED VALUE		141,010
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,599
TOTAL JUST VALUE		213,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041539	Roof Replacement	16,263	03/17/2021
12855	SFR	260	08/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/2416	3/28/2008	WD	Q	I		160,000
GRANTOR: HARLEY & NICOLE LAWSO						
GRANTEE: JORDAN CHASE MOSES						
1011/0663	3/26/2004	WD	Q	I		142,000
GRANTOR: LAUREL C MCCABE						
GRANTEE: HARLEY & NICOLE LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N12 W17 S12 E17$ FSP= W17 D4 R4 S7 E13 N11$ S11 W13 N7 L4 U4 W5 D4 L4 W9 S4 FGR= W20 S22 E20 N22$ S22 E9 S9 E13 FOP= S3 E13 N8 W13 S5$ N5 E13 S5 E13 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,088

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 04/05/2021 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS