LOT 120 EMERALD LAKES PHASE 4.

814-1147, 935-484, 945-2674, WD

ALTMAN CALEB
207 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-420

BUILDING CHARACTERISTICS

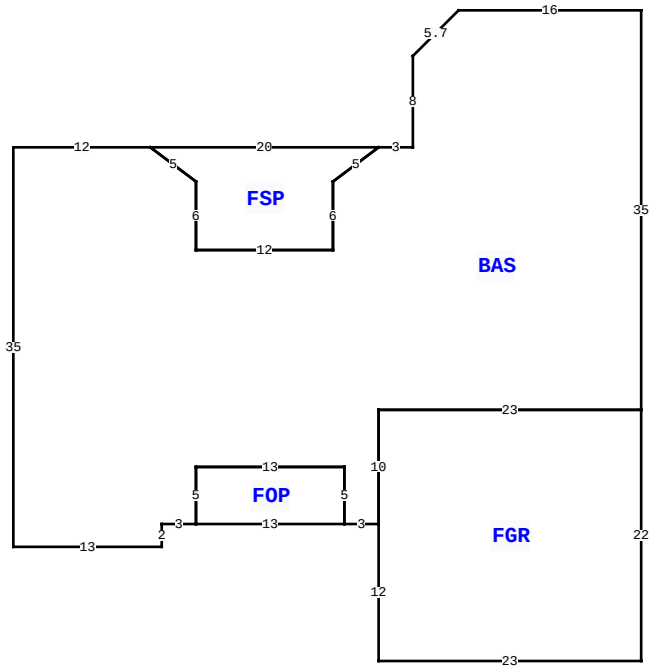
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,658	100		1,658	162,749
FGR	506	55		278	27,288
FOP	65	30		20	1,963
FSP	120	40		48	4,712
TOTALS	2,349			2,004	196,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	118.5534	130.41	261,342	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2026 Heated Area: 1658 HX Base Yr 2026



207 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	0166	CONC,PAVMT	0	100	0	0	2,238.00	UT	2.00	2.00	100	2002	2002	3	100	4,476	
2	0258	PATIO	0	100	12	12	144.00	UT	3.50	3.50	100	2007	2007	3	100	504	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	14.00	14.00	100	2007	2007	3	100	2,352	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,712
TOTAL MARKET OB/XF VALUE	7,332
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	239,044
SOH/AGL Deduction	0
ASSESSED VALUE	239,044
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	187,633
TOTAL JUST VALUE	239,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041573	Roof Replacement	13,053	03/22/2021
18774	SFR	298	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1974	4/10/2025	WD	Q	I	01	318,000
GRANTOR: CHILDERS JAMES R						
GRANTEE: ALTMAN CALEB						
1375/1394	1/02/2019	LE	U	I	14	100
GRANTOR: DAVID P CHILDERS (LIF						
GRANTEE: JAMES R CHILDERS (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 D4L4 S8 W3 D3L4 S6 W12 N6 U3L4 W12 S35 E13 N2 E3 N5 E13 S5 E3 N10 E23 N35 $
FGR=[ORIG=-23,45] S12 E23 N22 W23 S10 $
FSP=[ORIG=-23,12] W20 D3R4 S6 E12 N6 U3R4 $
FOP=[ORIG=-39,45] E13 N5 W13 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,332

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 07/18/2025 BY TP Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS