LOT 123 EMERALD LAKES PHASE 4.

814-1147, 921-456, FJ 1461-2343,

CALDWELL TIFFANY
212 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-423

BUILDING CHARACTERISTICS

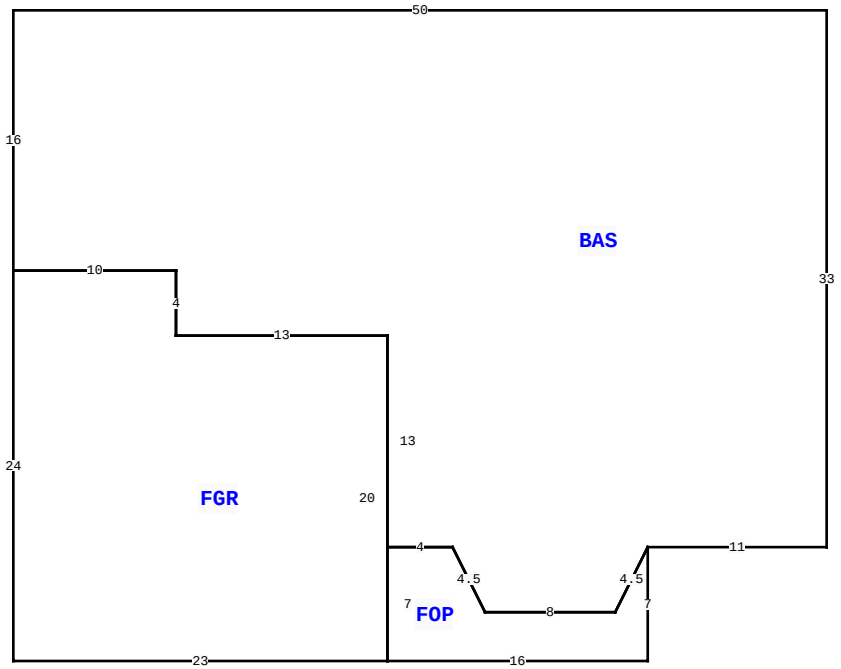
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,351	100		1,351	132,042
FGR	500	55		275	26,877
FOP	72	30		22	2,150
TOTALS	1,923			1,648	161,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	119.7480	131.72	217,075	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2002 Heated Area: 1351 HX Base Yr 2002



212 NW GAELIC CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,530.00	UT	1.50	1.50	100	2001	2001	3	100	2,295	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,070
TOTAL MARKET OB/XF VALUE		2,295
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		198,365
SOH/AGL Deduction		64,265
ASSESSED VALUE		134,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,689
TOTAL JUST VALUE		198,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048799	Roof Replacement	12,500	12/06/2023
17992	SFR	254	02/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1790	2/09/2023	QC	U	I	11	100
GRANTOR: CALDWELL CHRISTOPHER						
GRANTEE: CALDWELL TIFFANY M						
0921/0456	2/09/2001	WD	Q	V		17,500
GRANTOR: DDP CORP						
GRANTEE: CHRISTOPHER & TIFFA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S16 FGR= S24 E23 N20 W13 N4 W10$ E10 S4 E13 S13 FOP= S7 E16 N7 D4 L2 W8 L2 U4 W4$ E4 D4 R2 E8 R2 U4 E11 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,295

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 03/20/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS