LOT 124 EMERALD LAKES PHASE 4.

814-1147, 947-1002, WD 1250-2679

HARRIS ALAN J/HARRIS LAURA L
196 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-424

BUILDING CHARACTERISTICS

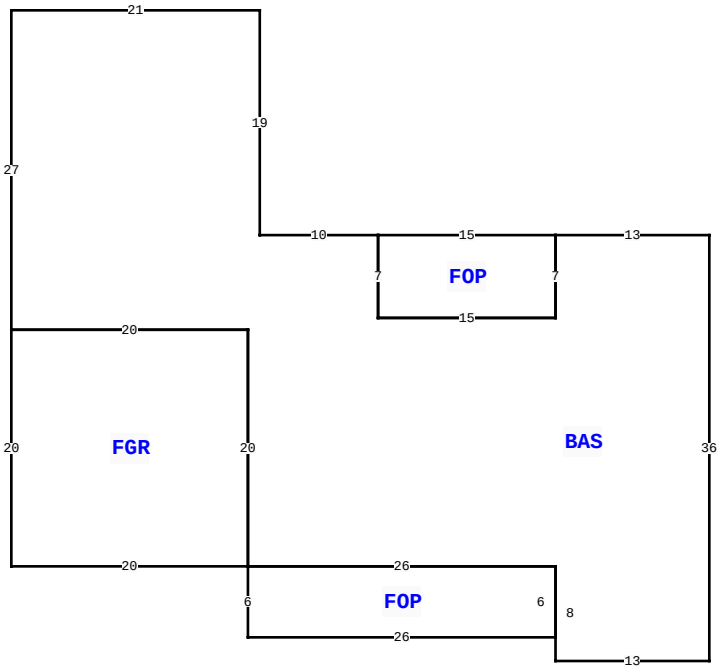
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,650	100		1,650	202,683
FGR	400	55		220	27,024
FOP	105	30		32	3,931
FOP	156	30		47	5,773
TOTALS	2,311			1,949	239,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	121.3828	133.52	260,230	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2019 Heated Area: 1650 HX Base Yr 2019



196 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	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,216.00	UT	2.00	2.00	100	2017	2017	3	100	4,432	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,412
TOTAL MARKET OB/XF VALUE		6,632
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		281,044
SOH/AGL Deduction		108,229
ASSESSED VALUE		172,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,404
TOTAL JUST VALUE		281,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35281	SFR	848	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0163	3/05/2018	WD	Q	I	01	235,000
GRANTOR: ARTHUR J III & BEBE D						
GRANTEE: ALAN J & LAURA L HA						
1270/1015	2/27/2014	WD	U	V	11	100
GRANTOR: DERINGTON PROPERTIES						
GRANTEE: ARTHUR J III & BEBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W15 S7 E15 N7$ S7 W15 N7 W10 N19 W21 S27 FGR= S20 E20 N20 W20$ E20 S20 FOP= S6 E26 N6 W26$ E26 S8 E13 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,632

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 08/31/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS