LOT 125 EMERALD LAKES PHASE 4.

814-1147, 829-1760, WD 1186-80,

STEVENS DAVID WILLIAM/STEVENS VERNIA
174 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-425

BUILDING CHARACTERISTICS

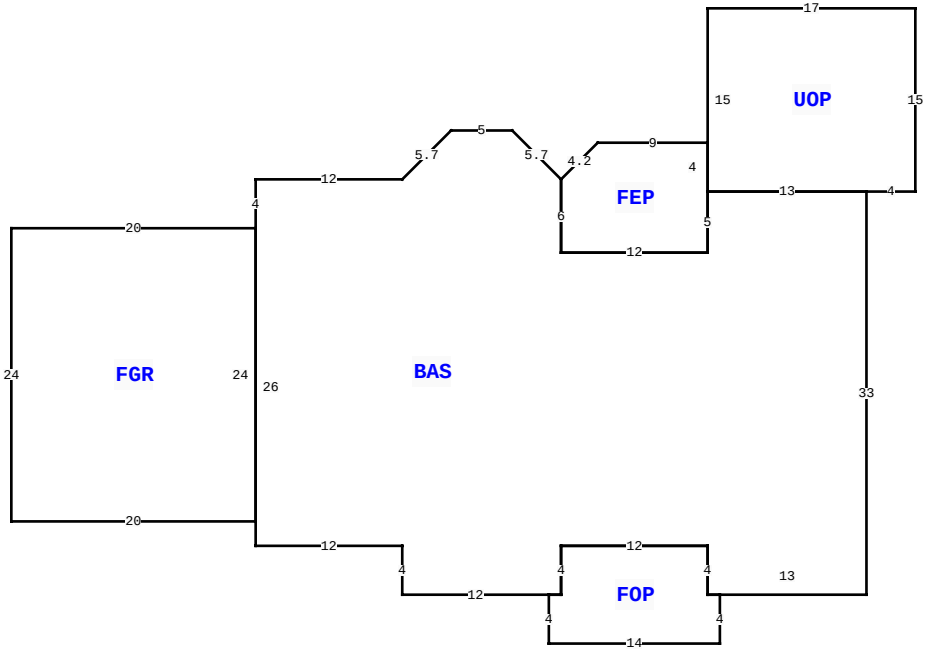
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,555	100		1,555	166,109
FEP	104	80		83	8,867
FGR	480	55		264	28,202
FOP	104	30		31	3,311
UOP	255	20		51	5,448
TOTALS	2,498			1,984	211,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	129.4821	142.43	282,581	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1555 HX Base Yr 2021



174 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	1,983.00	UT	1.50	1.50	100	2000	2000	3	100	2,975	
2	0120	CLFENCE 4	0	100	0	0	288.00	UT	4.50	4.50	75	2000	2000	3	75	972	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,936
TOTAL MARKET OB/XF VALUE		3,947
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,883
SOH/AGL Deduction		53,665
ASSESSED VALUE		197,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,807
TOTAL JUST VALUE		250,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16493	SFR	250	01/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1977	12/21/2020	WD	U	I	30	0
GRANTOR: STEVENS DAVID WILLIAM						
GRANTEE: STEVENS DAVID WILLI						
1426/413	12/08/2020	WD	Q	I	01	209,900
GRANTOR: YOUNG ANITA PAIGE &						
GRANTEE: STEVENS DAVID WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N4 W9 L3 D3 S6 E12 N5$ S5 W12 N6 U4 L4 W5 L4 D4 W12 S4 FGR= W20 S24 E20 N24$ S26 E12 S4 E12 FOP= S4 E14 N4 W1 N4 W12 S4 W1$ E1 N4 E12 S4 E13 N33$ UOP= E4 N15 W17 S15 E13$.

LAND DESCRIPTION

TOTAL OB/XF 3,947

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 06/10/2020 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS