LOT 127 & 128 EMERALD LAKES S/D
814-1147, 819-200, 849-200, 881-

FREEMAN GEORGE OLIVER
136 NW GAELIC CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-428

BUILDING CHARACTERISTICS

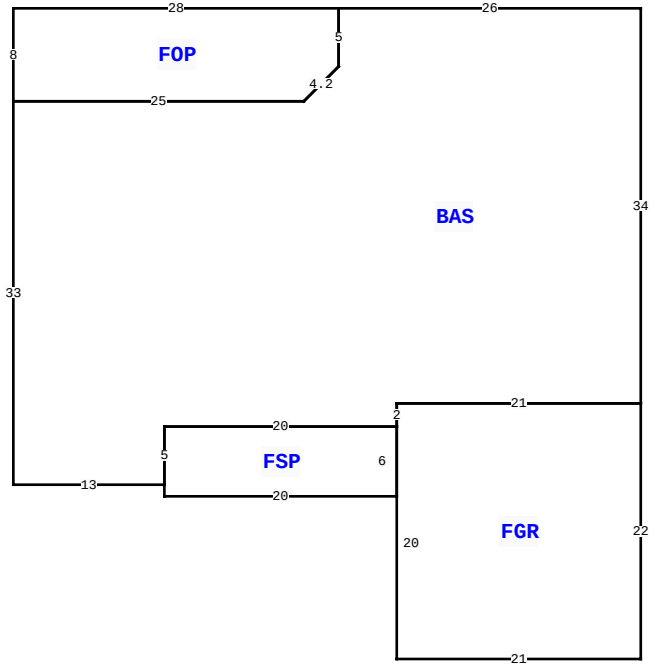
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,748	100		1,748	166,192
FGR	462	55		254	24,149
FOP	220	30		66	6,275
FSP	120	40		48	4,564
TOTALS	2,550			2,116	201,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	118.4040	130.24	275,588	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2026 Heated Area: 1748 HX Base Yr 2026



136 NW GAELIC CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,179
TOTAL MARKET OB/XF VALUE		9,244
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		262,923
SOH/AGL Deduction		0
ASSESSED VALUE		262,923
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,512
TOTAL JUST VALUE		262,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13374	SFR	215	12/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2221	2/12/2025	WD	Q	I	01	370,000
GRANTOR: DARLEY VIVIAN JEAN						
GRANTEE: FREEMAN GEORGE OLI						
1136/1542	11/19/2007	WD	U	I	08	125,000
GRANTOR: HOWARD A ROWE						
GRANTEE: VIVIAN JEAN DARLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W28 S8 E25 R3 U3 N5$ S5 D3 L3 W25 S33 E13 FSP= S1 E20 N6 W20 S5$ N5 E20FGR= S20 E21 N22 W21 S2$ N2 E21 N34$.

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	1,786.00	UT	1.50	1.50	100	1998	1998	3	100	2,679	
2	0297	SHED CONCR	0	100	12	16	192.00	UT	10.00	10.00	75	1998	1998	3	75	1,440	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	350.00	UT	7.50	7.50	100	2007	2007	3	100	2,625	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,244

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	2.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	52,500							

REVIEW DATE 04/28/2025 BY TP Total Acres: 1.06 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS