LOT 144 EMERALD LAKES PHASE 4

814-1147, 924-421, 935-609, 944-

GARDNER LADONNA
136 NW KELLY LAKE CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-444

BUILDING CHARACTERISTICS

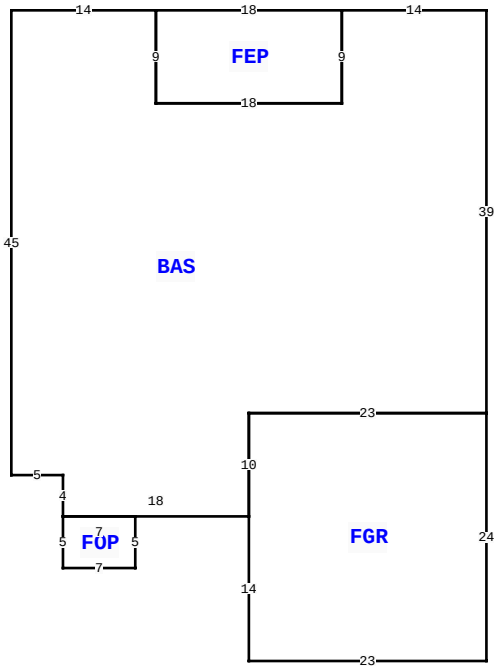
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,842	100		1,842	199,983
FEP	162	80		130	14,114
FGR	552	55		304	33,005
FOP	35	30		10	1,086
TOTALS	2,591			2,286	248,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	130.8978	143.99	329,161	2001	2001	0	0	0	24.60	75.40

1 SINGLE FAM 100% - 2026 Heated Area: 1842 HX Base Yr 2026



136 NW KELLY LAKE 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	1,839.00	UT	1.50	1.50	100	2001	2001	3	100	2,759	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,187
TOTAL MARKET OB/XF VALUE		10,259
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,446
SOH/AGL Deduction		0
ASSESSED VALUE		293,446
TOTAL EXEMPTION VALUE	HX HB 13	293,446
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044215	Roof Replacement	13,500	04/18/2022
18141	SFR	334	04/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/171	12/22/2025	WD	Q	I	01	364,000
GRANTOR: JUDY CLIFFORD						
GRANTEE: GARDNER LADONNA						
1534/892	1/29/2025	LE	U	I	14	100
GRANTOR: JUDY CLIFFORD						
GRANTEE: JUDY CLIFFORD (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S9 W18 N9 W14 S45 E5 S4 E18 N10 E23 N39 $
FGR=[ORIG=-23,49] S14 E23 N24 W23 S10 $
FEP=[ORIG=-14,0] W18 S9 E18 N9 $
FOP=[ORIG=-41,49] S5 E7 N5 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,259

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 01/15/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS