

COLUMBIA COUNTY

Property Appraiser

Parcel 28-3S-16-02372-426

Owners

SANDERSON DAVID C
156 NW GAELIC CT
LAKE CITY, FL 32055

GIS

Pictometry

Parcel Summary

Location	156 NW GAELIC CT
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	0.500
Township	3S
Range	16
Subdivision	EMRLD LAKE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 126 EMERALD LAKES PHASE 4.

814-1147, 843-606, 843-608, WD 1069-850.

Working Values

	2026
Total Building	\$166,078
Total Extra Features	\$18,318
Total Market Land	\$35,000
Total Ag Land	\$0

	2026
Total Market	\$219,396
Total Assessed	\$147,992
Total Exempt	\$51,411
Total Taxable	\$96,581
SOH Diff	\$71,404

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$168,620	\$160,480	\$148,902	\$130,640	\$111,768	\$103,655
Total Extra Features	\$18,318	\$18,318	\$18,318	\$18,318	\$18,318	\$18,318
Total Market Land	\$35,000	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$221,938	\$208,798	\$195,220	\$170,958	\$148,086	\$139,973
Total Assessed	\$144,101	\$140,040	\$135,961	\$132,001	\$128,156	\$126,387
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$93,379	\$90,040	\$85,961	\$82,001	\$78,156	\$76,387
SOH Diff	\$77,837	\$68,758	\$59,259	\$38,957	\$19,930	\$13,586

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1069/0850	2005-12-22	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$100	Grantor: DAVID AND JESSICA SANDERSON Grantee: DAVID SANDERSON
<u>WD</u> 0843/0808	1997-07-30	<u>Q</u>		WARRANTY DEED	Improved	\$85,900	Grantor: BLACKWELL CONST Grantee: SANDERSON & PONDS (JTWRS)
<u>WD</u> 0843/0606	1997-07-29	<u>Q</u>		WARRANTY DEED	Vacant	\$13,500	Grantor: DDP CORP Grantee: BLACKWELL

Buildings

Building # 1, Section # 1, 102189, SFR

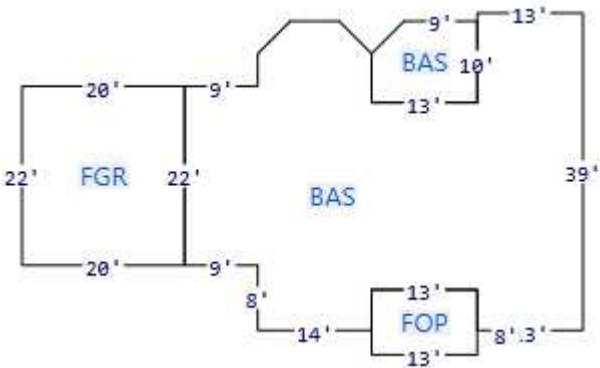
Type	Style	Heated Sq Ft	Repl Cost New	<u>YrBlt</u>	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1642	\$237,594	1997	1997	2,186	0.00%	30.10%	69.90%	\$166,078

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	122	100%	122
<u>BAS</u>	1,520	100%	1,520
<u>FGR</u>	440	55%	242
<u>FOP</u>	104	30%	31



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0166	CONC,PAVMT			2612.00	\$1.50	1997	100%	\$3,918
0210	GARAGE U	30	30	900.00	\$16.00	2013	100%	\$14,400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.00	\$35,000.00/ <u>LT</u>	0.50	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jul 6, 2021	000042239	REROOF SFR	COMPLETED	Roof Replacement or Repair
Feb 6, 2013	30668	GARAGE	COMPLETED	GARAGE
	12827	SFR	COMPLETED	SFR

TRIM Notices

- 2025
- 2024
- 2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 23, 2026.