LOT 126 EMERALD LAKES PHASE 4.

814-1147, 843-606, 843-608, WD 1

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

2026

28-3S-16-02372-426

BUILDING CHARACTERISTICS

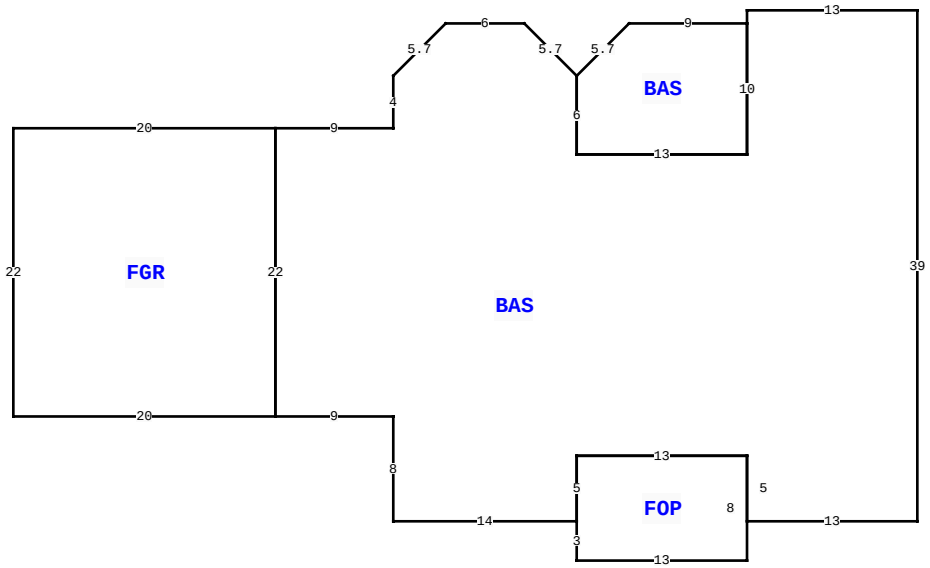
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	122	100		122	10,581
BAS	1,520	100		1,520	131,822
FGR	440	55		242	20,987
FOP	104	30		31	2,688
TOTALS	2,186			1,915	166,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	110.7740	124.07	237,594	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 1998 Heated Area: 1642 HX Base Yr 1998



156 NW GAELIC CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	166,078
TOTAL MARKET OB/XF VALUE	18,318
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	219,396
SOH/AGL Deduction	71,404
ASSESSED VALUE	147,992
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,581
TOTAL JUST VALUE	219,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056155	Generator		07/23/2026
000042239	Roof Replacement	12,000	06/30/2021
30668	GARAGE	109	12/14/2012
12827	SFR	255	07/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/0850	12/22/2005	WD	Q	I	01	100
GRANTOR: DAVID AND JESSICA SAN						
GRANTEE: DAVID SANDERSON						
0843/0808	7/30/1997	WD	Q	I		85,900
GRANTOR: BLACKWELL CONST						
GRANTEE: SANDERSON & PONDS (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FGR= W20 S22 E20 N22$ S22 E9 S8 E14 FOP= S3 E13 N8 W13 S5$ N5 E13 S5 E13 N39 W13 S1 BAS= W9 L4 D4 S6 E13N10$ S10 W13 N6 U4 L4 W6 L4 D4 S4$.

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	2,612.00	UT	1.50	1.50	100	1997	1997	3	100	3,918	
2	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	100	2013	2013	3	100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 18,318

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 04/26/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2026 BY SYS