

LOT 91 EMERALD LAKES PHASE 3.
814-1147, 876-1423, 1003-1743, W

FAUST PHILLIP J
220 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2024

28-3S-16-02372-391



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	113,365
FGR	475	55	261	21,441
FOP	77	30	23	1,890
FOP	112	30	34	2,793
UGR	480	45	216	17,744
UOP	672	20	134	11,008

TOTALS 3,196 2,048 168,240

EXTRA FEATURES

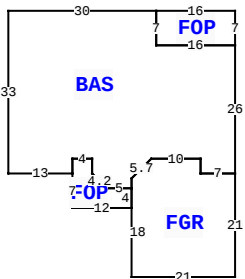
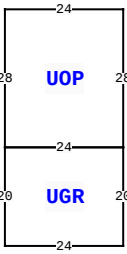
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1,842.00	UT	2.50	2.50	100	1999	1999	3	100	4,605	
2	0120	CLFENCE 4	0 100	0	0	280.00	UT	4.50	4.50	100	1999	1999	3	100	1,260	
3	0166	CONC, PAVMT	0 100	0	0	1,400.00	UT	3.00	3.00	100	1993	1993	3	100	4,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	28,000.00	28,000.00	28,000							

REVIEW DATE 08/30/2018 BY KRBC Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/08/2023 BY SYS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,048	113.4900	108.95	223,130	1999	1999	0	0	0	24.60	75.40	
1 SINGLE FAM - 100% - 2010					Heated Area: 1380					HX Base Yr 2010			



220 NW CHARLOTTE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					168,240
TOTAL MARKET OB/XF VALUE					10,065
TOTAL LAND VALUE - MARKET					28,000
TOTAL MARKET VALUE					206,305
SOH/AGL Deduction					61,959
ASSESSED VALUE					144,346
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					94,346
TOTAL JUST VALUE					206,305
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					208,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15256	SFR	240	03/22/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1495/258	7/20/2023	LE	U	I	14
GRANTOR: FAUST PHILLIP					
GRANTEE: FAUST PHILLIP J (EN					
1172/0383	4/29/2009	WD	Q	I	01
GRANTOR: JOHN JOHNSON					
GRANTEE: PHILLIP FAUST					

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S33 E13 FOP= S7 E12 N4 W5 L3 U3 N3 W4 S3\$ N3 E4 S3 D3 R3 E5 FGR= S18 E21 N21 W7 N3 W10 L4 D4 S2\$ N2 U4 R4 E10 S3 E7 N26 FOP= N7 W16 S7 E16\$ W16 N7\$ PTR= N30 UGR= N20 UOP= N28 W24 S28 E24\$ W24 S20 E24\$ S30\$.