LOT 21 ARBOR GREENE AT EMERALD L
25 ARBOR GREENE AT EMERALD LAKES
EMERALD LAKES PHASE 3.

MCLAUGHLIN TIMOTHY E/MCLAUGHLIN JOAN I
618 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2023

28-3S-16-02372-398

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 .	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

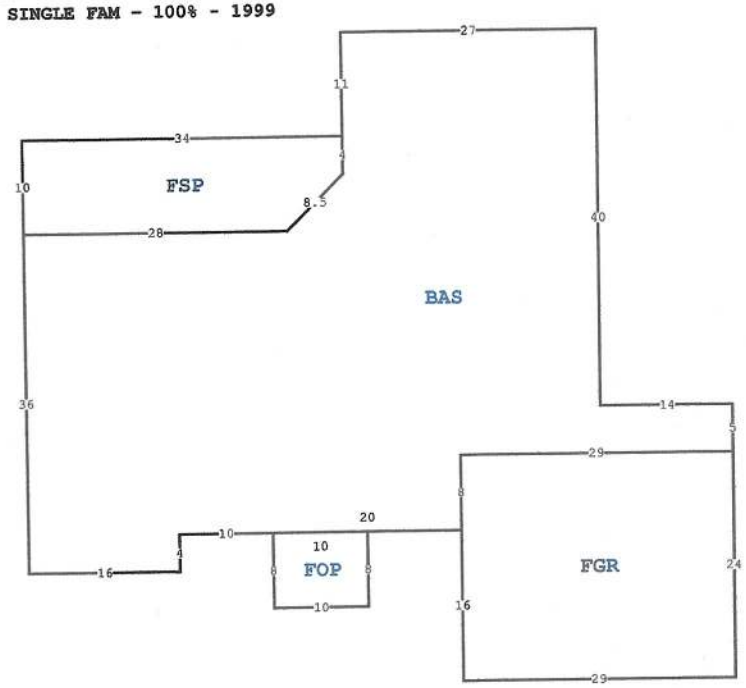
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,551	100	2,551	246,446
FGR	696	55	383	37,001
FOP	80	30	24	2,318
FSP	322	40	129	12,462
TOTALS	3,649		3,087	298,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	135.5850	128.81	397,636	1997	1997	0	0	0	25.00	75.00

1 SINGLE FAM - 100% - 1999

HX Base Yr 1999



618 NW EMERALD LAKES DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,227
TOTAL MARKET OB/XF VALUE		30,563
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		440,790
SOH/AGL Deduction		147,963
ASSESSED VALUE		292,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,827
TOTAL JUST VALUE		440,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29255	STORAGE	178	03/22/2011
14039	POOL	110	05/21/1998
12357	SFR	425	04/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0837/0335	3/27/1997	WD	Q	V		13,500
GRANTOR: DDP CORP						
GRANTEE: BILL BLACKWELL						
0837/0337	2/28/1997	WD	Q	I		144,400
GRANTOR: BLACKWELL CONST						
GRANTEE: MCLAUGHLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S11 FSP= W34 S10 E28 U6 R6 N4$ S4 L6 D6 W28S36 E16 N4 E10 FOP= S8 E10 N8W10$ E20 FGR= S16 E29 N24 W29S8$ N8 E29 N5 W14 N40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,448.00	UT	1.50	1.50	100	1997	1997	3	100	2,172	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	47	16,845	
4	0282	POOL ENCL	0	100	24	51	1,224.00	UT	15.00	15.00	100	2002	2002	3	40	7,344	
5	0169	FENCE/WOOD	0	100	0	0	64.00	UT	13.50	13.50	35	2007	2007	3	35	302	
6	0166	CONC,PAVMT	0	100	30	40	1,200.00	UT	2.00	2.00	100	2011	2011	3	100	2,400	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

TOTAL OB/XF 30,563

LAND DESCRIPTION

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	VAC RES	100			0.00	0.00	3.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 10/07/2021 BY JBRP Total Acres: 2.63 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 05/10/2023 BY SYS