COMM INTERS W LINE OF NW1/4 OF S
SR-47, RUN NE'LY ALONG R/W 984.5
RUN SE 721.73 FT, E 310 FT, N 12

HEITZMAN KIM N/HEITZMAN KRIS K
7199 SW STATE ROAD 47
LAKE CITY, FL 32024-1763

2026

02-5S-16-03440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

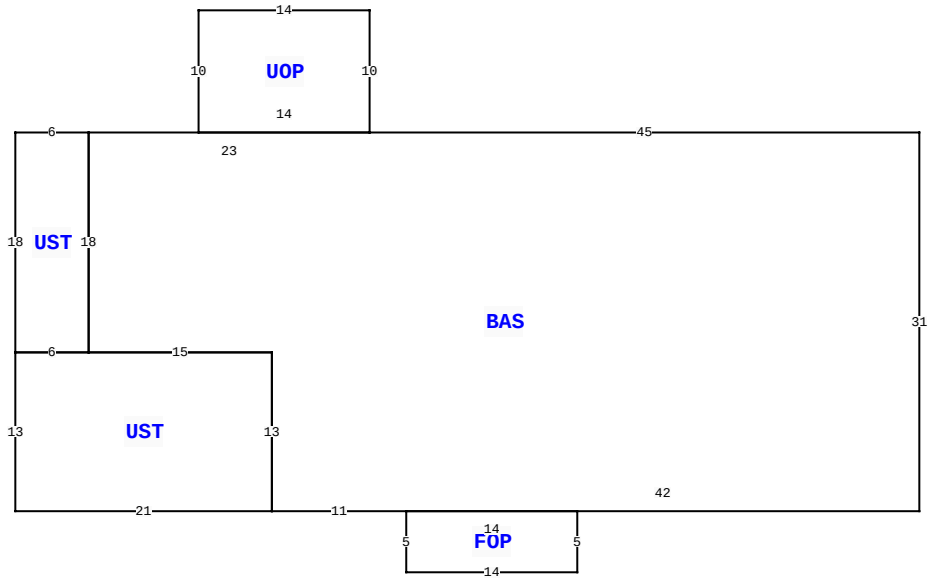
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100		1,913	153,728
FOP	70	30		21	1,687
UOP	140	20		28	2,250
UST	108	45		49	3,938
UST	273	45		123	9,884
TOTALS	2,504			2,134	171,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	110.3860	123.63	263,826	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1913 HX Base Yr



7199 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,487
TOTAL MARKET OB/XF VALUE		22,749
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		206,216
SOH/AGL Deduction		86,428
ASSESSED VALUE		119,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,066
TOTAL JUST VALUE		321,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0700/0486	10/27/1989	WD	Q	I		132,000

GRANTOR: GREEN RICHARD
GRANTEE: HEITZMAN KIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N10 W14 S10 E14$ W23 UST= W6 S18 E6 N18$ S18 UST= W6 S13 E21 N13 W15$ E15 S13 E11 FOP= S5 E14 N5 W14$ E42 N31$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,090	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0260	PAVEMENT-A	0	100	442	12	1.00	UT	2,917.00	2,917.00	50	1993	1993	3	50	1,459	
5	0030	BARN,MT	0	0	40	60	2,400.00	UT	10.00	10.00	75	1993	1993	3	75	18,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 22,749

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	120,000							

REVIEW DATE 09/12/2019 BY KR Total Acres: 17.00 Total Land Value: 11,980 Market: 120,000 Agricultural: 4,480 Common: 7,500 PRINTED 11/21/2025 BY SYS