

W1/2 OF NE1/4, EX BEG AT SW COR
2100 FT, E 420 FT, S 2100 FT, W
TO POB.

HEINKING STEPHEN H/HEINKING BEVERLY A
115-214, 295 NW COMMONS LP STE 115
LAKE CITY, FL 32055

2026

27-2S-16-01755-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	06	06
DOR CODE	5000 IMPROVED AG	
MAP NUM		03

NEIGHBORHOOD/LOC	27216.00	1.00/
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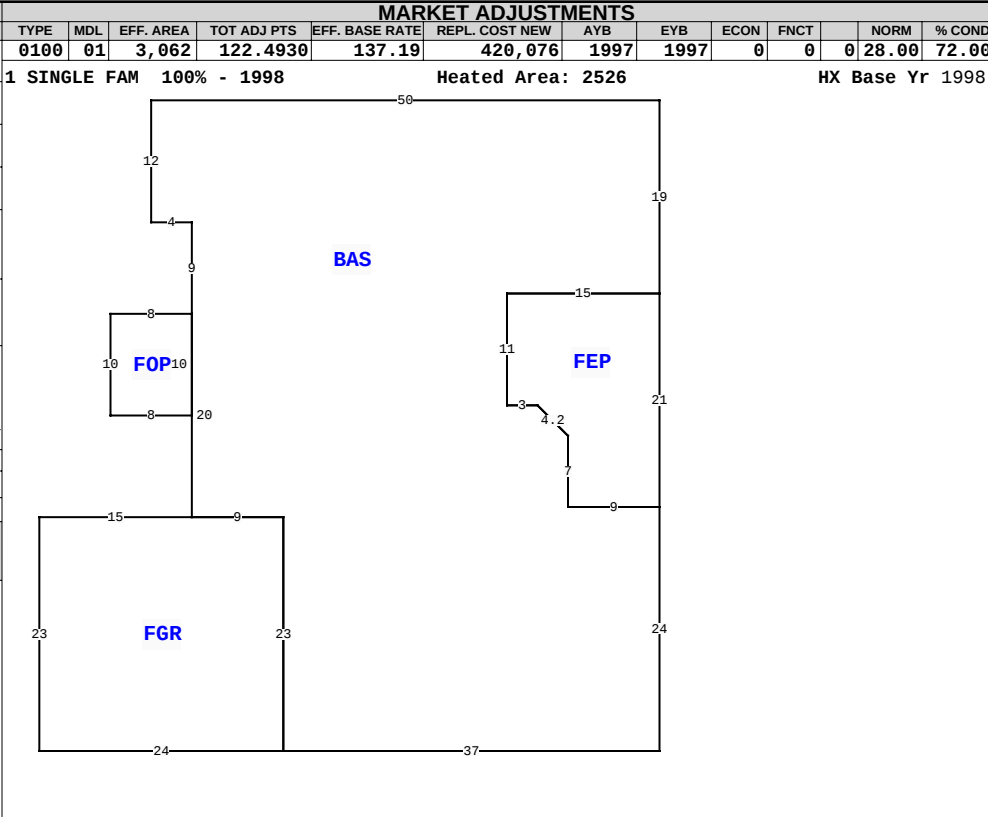
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100		2,526	249,510
FEP	260	80		208	20,546
FGR	552	55		304	30,028
FOP	80	30		24	2,371

TOTALS	3,418			3,062	302,455
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
2	0166	CONC, PAVMT	0 100	0	0	868.00	UT	1.50	1.50
3	0040	BARN, POLE	0 100	32	48	1,536.00	UT	3.50	3.50
4	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
8	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	26.76
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	56.26
6	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE 04/14/2023 BY kellen



339 NW SCARBOROUGH LN, LAKE CITY	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE	05/15/2022	SPF
	INC DATE	AG DATE		

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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
2	0166	CONC, PAVMT	0 100	0	0	868.00	UT	1.50	1.50	100	1997	1997	3	100	1,302	
3	0040	BARN, POLE	0 100	32	48	1,536.00	UT	3.50	3.50	40	1997	1997	3	40	2,150	
4	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00	100	1997	1997	3	40	5,100	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
8	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	26.76
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	56.26
6	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE 04/14/2023 BY kellen Total Acres: 57.26 Total Land Value: 20,140 Market: 196,910 Agricultural: 16,640 Common: 3,500

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	302,455	
TOTAL MARKET OB/XF VALUE	30,088	
TOTAL LAND VALUE - MARKET	200,410	
TOTAL MARKET VALUE	352,683	
SOH/AGL Deduction	113,275	
ASSESSED VALUE	239,408	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	188,686	
TOTAL JUST VALUE	532,953	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	537,153	

LAND:4:1: JOINS 40 AC IN 22-2S-16-01712-000
PRMT:3:1: ELEC POLE AT BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24628	M H	357	06/14/2006
13278	POOL	95	11/07/1997
12219	PUMP/UTPOL	30	03/03/1997
12204	PUMP/UTPOL	30	02/25/1997
12025	SFR	405	01/09/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0794/0993	8/15/1994	WD U	V	V	35	145,000	
GRANTOR: DREW E JR & BRENDA H							
GRANTEE: STEPHEN H & BEVERLY							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= W50 S12 E4 S9 FOP= W8 S10 E8 N10\$ S20 FGR= W15 S23 E24
N23 W9\$ E9 S23 E37 N24 FEP= N21 W15 S11 E3 R3 D3 S7 E9 \$ W9
N7 U3 L3 W3 N11 E15 N19\$.

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