LOT 9 ARBOR GREENE AT EMERALD LA

966-1184, WD 1256-2065, CT 1271-

ANDREWS ANGELA G
333 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-509

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

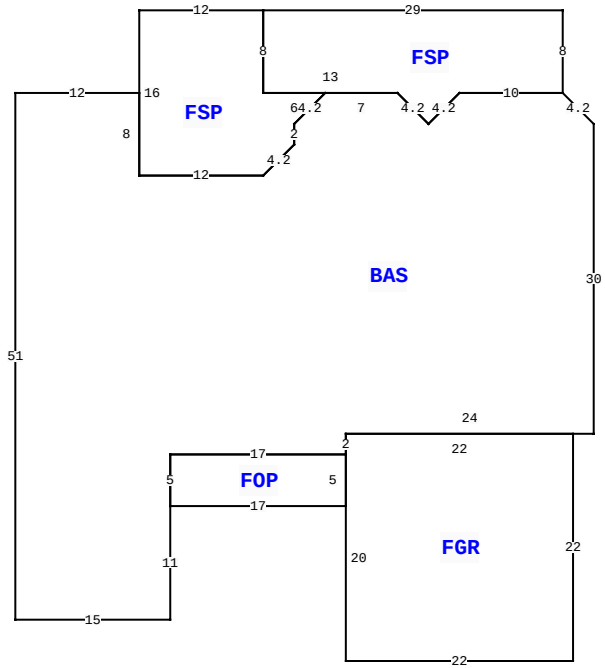
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	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	2,019	100		2,019	206,793
FGR	484	55		266	27,245
FOP	85	30		26	2,663
FSP	216	40		86	8,808
FSP	241	40		96	9,832
TOTALS	3,045			2,493	255,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	119.7756	134.15	334,436	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 100% - 2019 Heated Area: 2019 HX Base Yr 2019



333 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,342
TOTAL MARKET OB/XF VALUE		23,736
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,078
SOH/AGL Deduction		86,502
ASSESSED VALUE		227,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,854
TOTAL JUST VALUE		314,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22501	POOL ENCL	75	11/15/2004
22029	POOL	180	06/30/2004
20168	SFR	340	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0796	5/30/2018	WD	Q	I	01	226,000
GRANTOR: LAURA MERRY						
GRANTEE: ANGELA G ANDREWS						
1283/2635	10/31/2014	WD	Q	I	01	185,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: LAURA MERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S51 E15 N11 FOP= E17 N5 W17 S5$ N5 E17 FGR= S20 E22 N22 W22 S2$ N2 E24 N30 L3 U3 FSP= N8 W29 S8 E13 D3 R3 R3 U3 E10$ W10 D3 L3 L3 U3 W7 FSP= W6 N8 W12 S16 E12 R3 U3 N2 R3 U3 $ D3 L3 S2 D3 L3 W12 N8$.

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	2,000.00	UT	2.00	2.00	100	2003	2003	3	100	4,000	
2	0280	POOL R/CON	0	100	14	27	378.00	UT	70.00	70.00	100	2004	2004	3	43	11,378	
3	0282	POOL ENCL	0	100	29	42	1,218.00	UT	15.00	15.00	100	2004	2004	3	40	7,308	
4	0120	CLFENCE 4	0	100	0	0	140.00	UT	7.50	7.50	100	2007	2007	3	100	1,050	

LAND DESCRIPTION

TOTAL OB/XF 23,736

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/05/2018 BY KR Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS