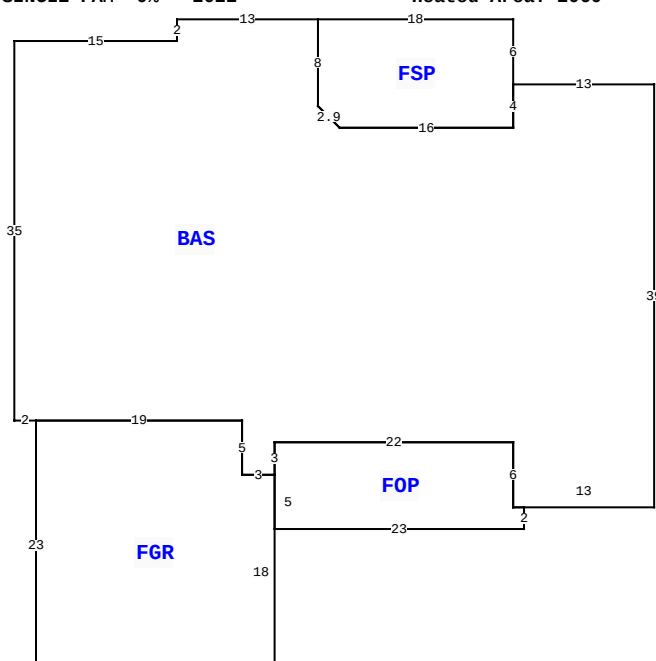


2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	19	COMMON BRK 70								0100	01	2,454	110.1520	123.37	302,750	2003	2003	0	0	0	23.65	76.35								
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 0% - 2022										Heated Area: 2060 HX Base Yr										
RooF Structur	08	IRREGULAR 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 Stories	02	WOOD FRAME 100																												
Architectual Units	05	1. 100																												
Condition Adj	03	0 100																												
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,060	100		2,060	194,037																									
FGR	491	55		270	25,432																									
FOP	178	30		53	4,993																									
FSP	178	40		71	6,687																									
TOTALS	2,907			2,454	231,150																									
EXTRA FEATURES					183 NW HERITAGE DR, LAKE CITY										BLD DATE					LGL DATE					04/03/2025 MLU					
															XF DATE					LAND DATE										
															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	0166	CONC, PAVMT	0	0	0	0		1,336.00	UT	2.00			2.00	100	2003	2003	3	100	2,672											
2	0280	POOL R/CON	0	0	16	33		528.00	UT	70.00			70.00	100	2007	2007	3	54	19,958											
3	0282	POOL ENCL	0	0	27	40		1,080.00	UT	15.00			15.00	100	2007	2007	3	40	6,480											
4	0296	SHED METAL	0	0	0	0		1.00	UT	400.00			400.00	100	2025	2024		100	400											
5	0030	BARN, MT	0	0	0	0		1.00	UT	7,500.00			7,500.00	100	2025	2024		100	7,500											
LAND DESCRIPTION																														
TOTAL OB/XF															37,010															
L N	USE CODE	CLS	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	C	SFR		0		RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	35,000.00	35,000.00	35,000													
2	0000	C	VAC RES		0		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 04/17/2024 BY JB Total Acres: 1.12 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/19/2025 BY SYS																														