LOT 24 ARBOR GREENE AT EMERALD L
954-687, 982-130, DC 1056-1325,

HILAGA FERDINAND B/HILAGA LORENA SIAPNO
152 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-524

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 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

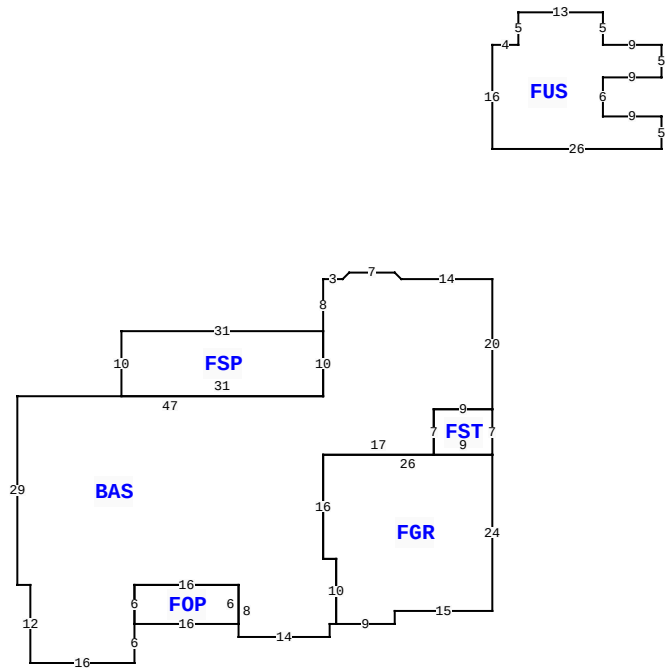
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100		2,328	247,735
FGR	626	55		344	36,607
FOP	96	30		29	3,086
FSP	310	40		124	13,195
FST	63	55		35	3,725
FUS	427	100		427	45,440
TOTALS	3,850			3,287	349,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,287	121.8126	136.43	448,445	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2019 Heated Area: 2755 HX Base Yr 2019



152 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		349,787
TOTAL MARKET OB/XF VALUE		5,576
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		390,363
SOH/AGL Deduction		123,092
ASSESSED VALUE		267,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,549
TOTAL JUST VALUE		390,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042420	Roof Replacement	21,800	07/27/2021
20878	SFR	467	07/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1789	2/19/2022	QC	U	I	11	100
GRANTOR: HILAGA FERDINAND B						
GRANTEE: HILAGA FERDINAND B						
1394/0078	9/03/2019	LE	U	I	14	100
GRANTOR: FERDINAND HILAGA & LO						
GRANTEE: MARIA HILGA & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L1 U1 W7 D1 L1 W3 S8 FSP= W31 S10 E31 N10$ S10 W47S29 E2 S12 E16 N6 FOP= E16 N6 W16 S6$ N6 E16 S8 E14 N2 E1 FGR= E9 N2 E15 N24 W26 S16 E2 S10$ N10 W2 N16 E17 FST= E9 N7 W9 S7$ N7 E9 N20$ PTR= N20 FUS= E26 N5 W9 N6 E9 N5 W9 N5 W13 S5 W4 S16$ S20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,188.00	UT	2.00	2.00	100	2003	2003	3	100	4,376	

LAND DESCRIPTION

TOTAL OB/XF 5,576

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 04/26/2022 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS