LOT 25 ARBOR GREENE AT EMERALD L
942-399, WD 1136-688, WD 1146-76

LIMA JEANETTE RABY
182 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-525

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

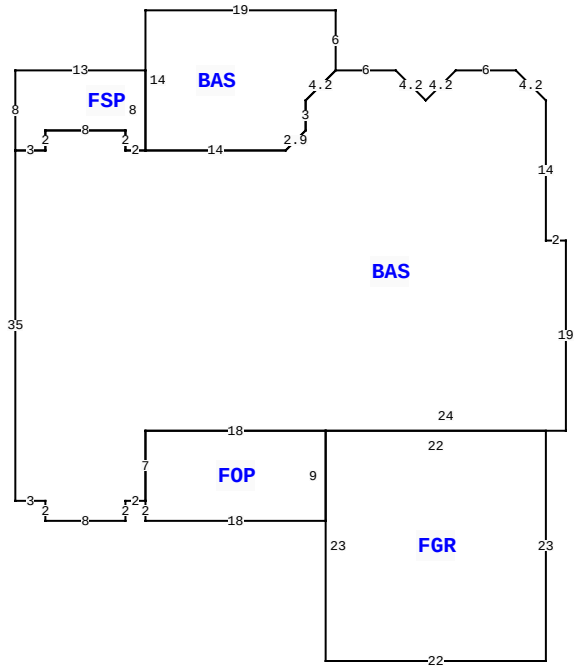
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	245	100		245	26,972
BAS	1,821	100		1,821	200,468
FGR	506	55		278	30,604
FOP	162	30		49	5,395
FSP	88	40		35	3,853
TOTALS	2,822			2,428	267,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	127.6506	142.97	347,131	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 2066 HX Base Yr 2020



182 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		267,291
TOTAL MARKET OB/XF VALUE		6,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,827
SOH/AGL Deduction		79,111
ASSESSED VALUE		229,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,994
TOTAL JUST VALUE		308,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38540	MAINT/ALTR	75	08/30/2019
19070	SFR	321	12/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2363	8/22/2019	WD	Q	I	01	230,000
GRANTOR: LESLIE A & PAUL R MCD						
GRANTEE: JEANETTE RABY LIMA						
1146/0761	3/24/2008	WD	Q	I		227,500
GRANTOR: DON REED CONSTRUCTION						
GRANTEE: LESLIE A & PAUL R M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 D3 L3 L3 U3 W6 BAS= N6 W19 S14 E14 R2 U2 N3 R3 U3 $ D3 L3 S3 D2 L2 W14 FSP= N8 W13 S8 E3 N2 E8 S2 E2$ W2 N2 W8 S2 W3 S35 E3 S2 E8 N2 E2 FOP= S2 E18 N9 W18 S7$ N7 E18 FGR= S23 E22 N23 W22$ E24 N19 W2 N14 U3 L3 $.

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,068.00	UT	2.00	2.00	100	2002	2002	3	100	4,136	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,536

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 09/29/2019 BY RP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS