LOT 26 ARBOR GREENE AT EMERALD L

990-1872, WD 1353-1367, WD 1401-

SAWYER AMY LYNN
202 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-526

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

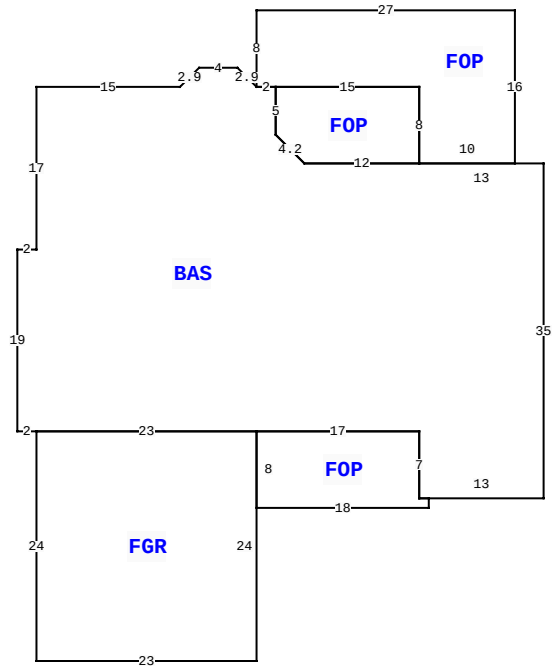
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,830	100		1,830	216,989
FGR	552	55		304	36,046
FOP	116	30		35	4,150
FOP	137	30		41	4,862
FOP	296	30		89	10,553
TOTALS	2,931			2,299	272,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	115.8300	129.73	298,249	2003	2017	0	0	0	8.60	91.40

1 SINGLE FAM 0% - 0 Heated Area: 1830 HX Base Yr



202 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	272,600
TOTAL MARKET OB/XF VALUE	3,582
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	311,182
SOH/AGL Deduction	0
ASSESSED VALUE	311,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,182
TOTAL JUST VALUE	311,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20983	SFR	325	08/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2142	12/19/2019	WD	Q	I	01	230,000
GRANTOR: SARA MICHELLE SHOWMAK						
GRANTEE: AMY LYNN SAWYER						
1353/1367	2/08/2018	WD	Q	I	01	193,000
GRANTOR: JASON & RUTH MURRAY (						
GRANTEE: SARA MICHELLE SHOEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W15 FOP= W2 N8 E27 S16 W10 N8 W15$ S5 D3 R3 E12$ W12 L3 U3 N5 W2 L2 U2 W4 D2 L2 W15 S17 W2 S19 E2 FGR= S24 E23 N24 W23$ E23 FOP= S8 E18 N1 W1 N7 W17$ E17 S7 E13 N35$.

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	0	0	0	1,591.00	UT	2.00	2.00	100	2003	2003	3	100	3,182	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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	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 09/05/2018 BY KR Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS