(AKA LOT 30 OF PROPOSED ARBOR GR
EMERALD LAKES). COMM NW COR, S 2
ALONG S LINE OF EMERALD LAKES S/

STEPHENS MONTGOMERY D/STEPHENS LAURIE C
286 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-530

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

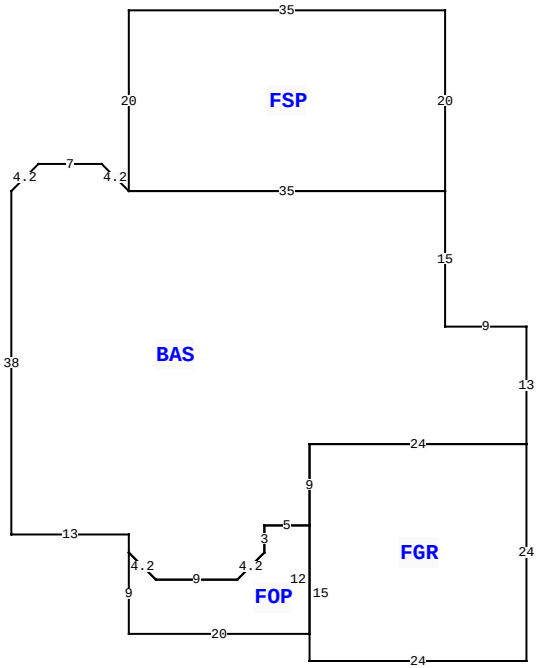
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
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	1,882	100		1,882	168,082
FGR	576	55		317	28,311
FOP	159	30		48	4,287
FSP	700	40		280	25,007
TOTALS	3,317			2,527	225,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	122.6764	137.40	347,210	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1882 HX Base Yr 2005



262 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		225,686
TOTAL MARKET OB/XF VALUE		3,936
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		299,622
SOH/AGL Deduction		93,874
ASSESSED VALUE		205,748
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		150,026
TOTAL JUST VALUE		299,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18549	SFR	335	07/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1211	9/15/2025	WD	Q	I	01	390,000
GRANTOR: PETRY MARY M REVOCABL						
GRANTEE: STEPHENS MONTGOMERY						
1493/2521	6/14/2023	WD	U	I	11	100
GRANTOR: ROWE MARY P						
GRANTEE: PETRY MARY M REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N15 FSP= N20 W35 S20 E35$ W35 L3 U3 W7 D3 L3 S38 E13 S2 FOP= S9 E20 N12 W5 S3 L3 D3 W9 U3 L3 $ R3 D3 E9 U3 R3 N3 E5 FGR= S15 E24 N24 W24 S9$ N9 E24 N13$.

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	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,824.00	UT	1.50	1.50	100	2001	2001	3	100	2,736	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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							
2	0000	C	VAC RES	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 09/30/2025 BY TP Total Acres: 1.06 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2025 BY SYS