

LOT 1 EMERALD COVE S/D PHS 1.
WD 1068-2481, WD 1070-1281, CT 1

GORAS JOHN E
231 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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

Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		33316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	184,634
FGR	420	55		231	29,212
FOP	107	30		32	4,046
FOP	160	30		48	6,070

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,008.00	UT	2.25	2.25
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,000.00	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

1 SINGLE FAM 100% - 2024

Heated Area: 1460

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

TOTAL OB/XF									
5,268									

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5,268									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,964	
TOTAL MARKET OB/XF VALUE		5,268	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		264,232	
SOH/AGL Deduction		0	
ASSESSED VALUE		264,232	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		213,510	
TOTAL JUST VALUE		264,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051286	Solar Power Syste	15,484	10/28/2024
000050749	Remodel	4,491	09/06/2024
000048248	Solar Power Syste	23,542	09/22/2023
36235	SFR	771	01/23/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1429/1426	1/28/2021	WD	Q	I	01
GRANTOR: SUMNER ETHAN R					
GRANTEE: GORAS JOHN E					
1392/0029	8/15/2019	WD	U	I	30
GRANTOR: ALLSION ROSS					
GRANTEE: ETHAN R SUMNER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FOP= N8 W20 S8 E20\$ W32 S33 E12 FOP= S2 E11 N2 E6 N5 W17 S5\$ N5 E17 FGR= S20 E21 N20 W21\$ E21 N28\$.									