LOT 3 EMERALD COVE S/D PHS 1.
WD 1057-1541, WD 1413-1101,

JOHNS MATTHEW R/JOHNS ELIZABETH A
283 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

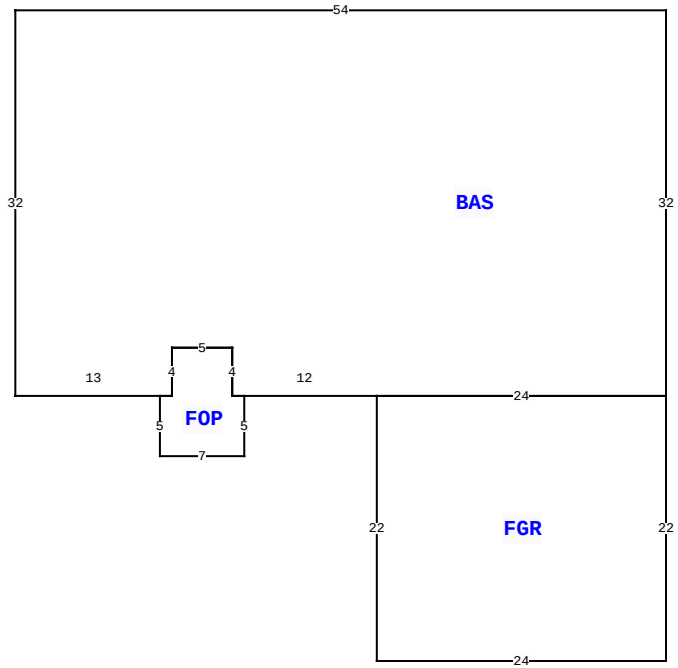
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	221,047
FGR	528	55		290	37,532
FOP	55	30		16	2,071
TOTALS	2,291			2,014	260,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	121.6380	136.23	274,367	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1708 HX Base Yr 2021



283 SW HEATHRIDGE 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: 3	Tax Dist:	
BUILDING MARKET VALUE		260,649
TOTAL MARKET OB/XF VALUE		4,320
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		294,719
SOH/AGL Deduction		43,597
ASSESSED VALUE		251,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,400
TOTAL JUST VALUE		294,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40342	SFR	0	08/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2595	8/07/2020	WD	Q	V	03	20,000
GRANTOR: SIMQUE CONSTRUCTION L						
GRANTEE: MATTHEW R & ELIZABE						
1413/1101	6/11/2020	WD	U	V	11	100
GRANTOR: JULI SIMQUE						
GRANTEE: SIMQUE CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,19] W54 S32 E13 N4 E5 S4 E12 E24 N32 $
FGR=[ORIG=66,51] E24 S22 W24 N22 $
FOP=[ORIG=54,47] W5 S4 W1 S5 E7 N5 W1 N4 $
.

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	100	0	0	1,920.00	UT	2.25	2.25	100	2021	2020		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 06/14/2023 BY KS Total Acres: 0.50 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 10/29/2025 BY SYS