LOT 4 EMERALD COVE S/D PHS 1.
WD 1058-1318, WD 1084-2771, WD 1

ROSSIN DEIDRA D/ROSSIN ABRAM DEWAYNE
303 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

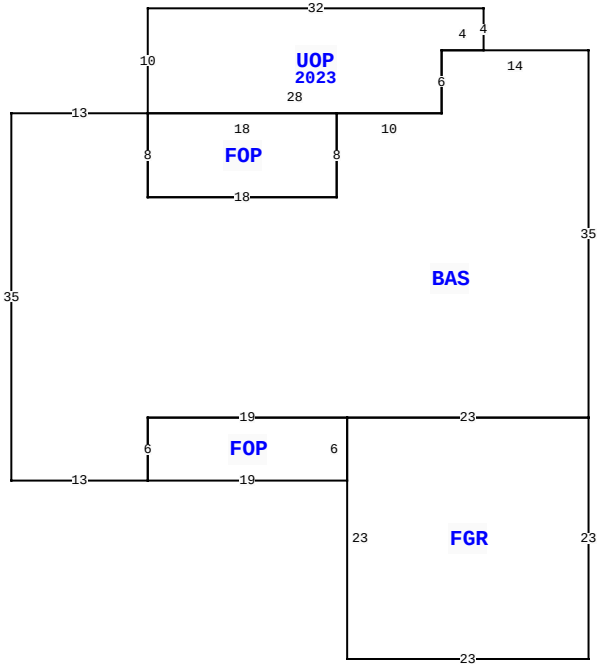
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,613	100		1,613	198,225
FGR	529	55		291	35,762
FOP	114	30		34	4,178
FOP	144	30		43	5,284
UOP	296	20	2023	59	7,250
TOTALS	2,696			2,040	250,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	115.5000	129.36	263,894	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 1613 HX Base Yr 2023



303 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		250,699
TOTAL MARKET OB/XF VALUE		4,275
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,974
SOH/AGL Deduction		12,751
ASSESSED VALUE		277,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,501
TOTAL JUST VALUE		289,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053521	Electrical Servic		07/03/2025
40087	SFR	0	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2677	8/28/2023	WD	U	I	11	100
GRANTOR: ROSSIN DEIDRA D						
GRANTEE: ROSSIN DEIDRA D						
1427/576	12/21/2020	WD	Q	I	01	215,900
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: ROSSIN DEIDRA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,19] W14 S6 W10 S8 W18 N8 W13 S35 E13 N6 E19 E23 N35 $
FGR=[ORIG=67,54] E23 S23 W23 N23 $
FOP=[ORIG=48,25] E18 S8 W18 N8 $
FOP=[ORIG=48,54] E19 S6 W19 N6 $
UOP=[YR=2023;ORIG=80,15] W32 S10 E28 N6 E4 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	1,900.00	UT	2.25	2.25	100	2021	2020		100	4,275	

LAND DESCRIPTION

TOTAL OB/XF 4,275

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 07/09/2025 BY tommy Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/29/2025 BY SYS