LOT 6 EMERALD COVE S/D PHS 1.
WD 1058-1310, WD 1084-2775, WD 1

HENDERSON KASEY
359 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

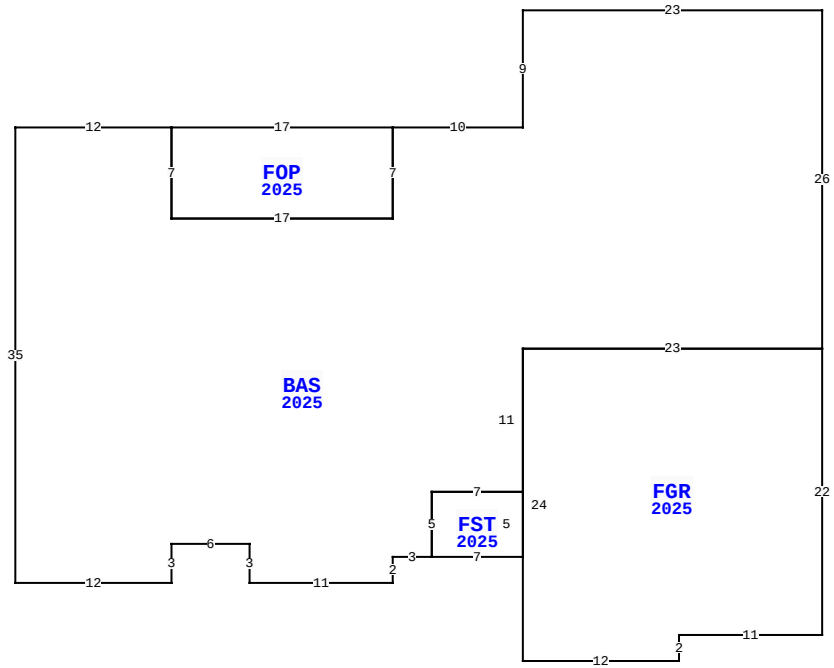
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	2025	1,771	217,741
FGR	530	55	2025	292	35,900
FOP	119	30	2025	36	4,426
FST	35	55	2025	19	2,336
TOTALS	2,455			2,118	260,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	110.8800	124.19	263,034	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1771 HX Base Yr 2025



359 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		260,404
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,804
SOH/AGL Deduction		0
ASSESSED VALUE		297,804
TOTAL EXEMPTION VALUE	HX HB 13	297,804
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047506	New Residential C	175,000	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/1420	6/06/2024	WD	Q	I	01	389,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: HENDERSON KASEY						
1490/346	5/10/2023	WD	U	V	11	100
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W23 S9 W10 S7 W17 N7 W12 S35 E12 N3 E6 S3 E11 N2 E3 N5 E7 N11 E23 N26 $
FGR=[YR=2025;ORIG=90,36] W23 S24 E12 N2 E11 N22 $
FOP=[YR=2025;ORIG=40,19] E17 S7 W17 N7 $
FST=[YR=2025;ORIG=60,47] E7 S5 W7 N5 $
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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	1.00	UT	2,400.00	2,400.00	100	2025	2024		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 09/12/2024 BY HC Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/29/2025 BY SYS