

LOT 9 EMERALD COVE S/D PHS 1.
WD 1058-2150, WD 1408-2524, WD 1

TRAN TAI CAN/TRAN THI THANH THAO
445 SW HEATHERIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-109



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND	PAGE 1 of 1 3															
Exterior Wall	32	HARDIE BRD 100	0100	01	2,334	117.4635	131.56	307,061	2020	2020	0	0	1	5.00	94.00	VALUATION BY STANDARD															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 50% - 2025 Heated Area: 1881 HX Base Yr 2025														Tax Group: 3 Tax Dist:														
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 288,637														
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 5,550														
Interior Floop	13	LAM/VNLPLK 100															TOTAL LAND VALUE - MARKET 35,000														
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 329,187														
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 0														
Bedrooms	3	100															ASSESSED VALUE 329,187														
Bathrooms	2	100															TOTAL EXEMPTION VALUE HA HAB 50,722														
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 278,465														
Stories	1.	1. 100															TOTAL JUST VALUE 329,187														
Units	0	100															NCON VALUE 0														
Quality		06 06	INCOME VALUE																												
DOR CODE		0100	PREVIOUS YEAR MKT VALUE 332,258																												
MAP NUM			PERMIT NUM DESCRIPTION AMT ISSUED																												
NEIGHBORHOOD/LOC		33316.00 1.00/	39689 SFR 0 04/28/2020																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																									
BAS	1,881	100		1,881	232,616	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																			
FGR	598	55		329	40,686	1421/1549	10/02/2020	WD Q	I	01	264,900																				
FOP	180	30		54	6,678	GRANTOR: MF BUTLER HOMES LLC							GRANTEE: TAI VAN & THI THANH																		
FSP	176	40		70	8,656	1408/2524	3/27/2020	WD U	V	37	14,000	GRANTOR: ROBERT M JR & MELVYN																			
TOTALS		2,835		2,334	288,637	GRANTEE: MF BUTLER HOMES LLC							BUILDING NOTES																		
EXTRA FEATURES						445 SW HEATHRIDGE DR, LAKE CITY																									
L N	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 50	0 0	600.00	UT	2.25	2.25	100	2020	2020	3	100	1,350																	
2	0169	FENCE/WOOD	0 50	0 0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200																	
3	0258	PATIO	0 50	0 0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																	
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50		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 06/14/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/29/2025 BY SYS																															