LOT 43 EMERALD COVE S/D PHS 1.
WD 1058-841, WD 1188-2106, WD 13

LUCIER NELSON S/LUCIER ARACELIS
536 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

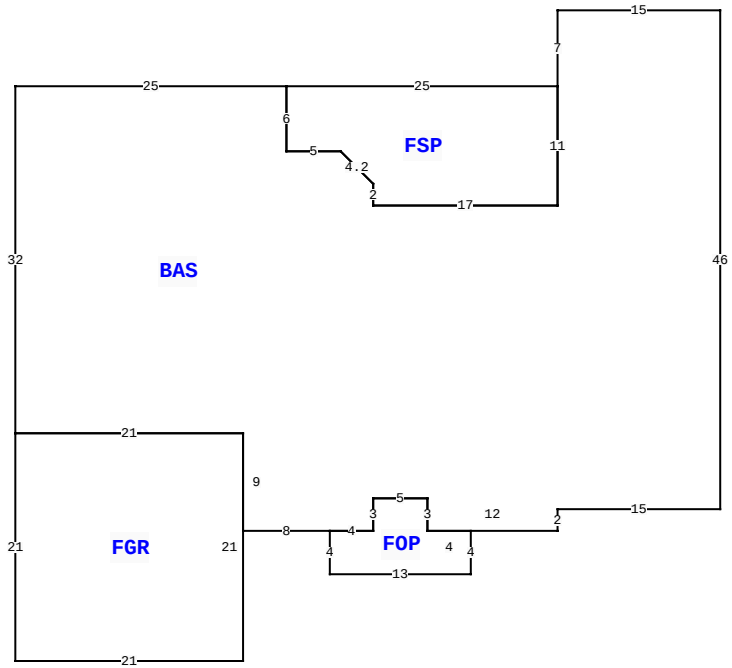
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,297	100		2,297	235,663
FGR	441	55		243	24,931
FOP	67	30		20	2,052
FSP	240	40		96	9,849
TOTALS	3,045			2,656	272,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	122.4608	137.16	364,297	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2019 Heated Area: 2297 HX Base Yr 2019



536 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		272,494
TOTAL MARKET OB/XF VALUE		7,490
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,984
SOH/AGL Deduction		84,662
ASSESSED VALUE		230,322
TOTAL EXEMPTION VALUE	HX HB 13	230,322
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051227	Roof Replacement	22,457	10/24/2024
24589	SFR	680	06/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/645	10/09/2024	QC	U	I	11	100
GRANTOR: LUCIER NELSON						
GRANTEE: LUCIER NELSON						
1412/2259	6/04/2020	WD	U	I	30	100
GRANTOR: NELSON S LUCIER						
GRANTEE: NELSON LUCIER,DANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S7 FSP= W25 S6 E5 D3 R3 S2 E17 N11$ S11 W17 N2 L3 U3 W5 N6 W25 S32 FGR= S21 E21 N21 W21$ E21 S9 E8 FOP= S4 E13 N4 W4 N3 W5 S3 W4$ E4 N3 E5 S3 E12 N2 E15 N46$.

EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,830.00	UT	3.00	3.00	100	2007	2007	3	100	5,490	

LAND DESCRIPTION

TOTAL OB/XF 7,490

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/25/2024 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS