

LOT 98 EMERALD COVE S/D PHS 1.
WD 1062-2214, WD 1108-2505, QC 1

EDWARDS TRACI L
372 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-198



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Architectural	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	1,579	100		1,579	185,710
FGR	462	55		254	29,873
FOP	35	30		10	1,176
FOP	96	30		29	3,410
PTO	133	5		7	823
TOTALS	2,305			1,879	220,994

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,387.00	UT	3.00	3.00
2	0140	CLFENCE	6	0	100	1.00	UT	3,800.00	3,800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,879128.0664143.43269,5052007200700018.0082.00

1 SINGLE FAM 100% - 2022Heated Area: 1579HX Base Yr 2022

PTO

FOP

FGR

FOP

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/03/2025MLU

TOTAL OB/XF									
7,961									

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7,961									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,994	
TOTAL MARKET OB/XF VALUE		7,961	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		263,955	
SOH/AGL Deduction		28,470	
ASSESSED VALUE		235,485	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		184,763	
TOTAL JUST VALUE		263,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25015	SFR	500	09/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1488/1750	4/17/2023	QC	U	I	11
GRANTOR: MALARKEY JAMES					
GRANTEE: EDWARDS TRACI L					
1446/2517	9/03/2021	WD	Q	I	01
GRANTOR: WHEELER DAVID					
GRANTEE: EDWARDS TRACI L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 PTO= N7 W19 S7 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S47 E12 N7 E10 FOP= E5 N7 W5 S7\$ N7 E5 FGR= S15 E21 N22 W21 S7\$ N7 E21 N26\$.									