COMM SW COR OF SE1/4 OF NW1/4, N R/W OF SR-47, N 55 DEG E ALONG R 564.76 FT FOR POB, CONT S 286.80

HEITZMAN SETH A/HEITZMAN CORY L
P O BOX 3642
LAKE CITY, FL 32056-3642

2027

02-5S-16-03429-001

BUILDING CHARACTERISTICS

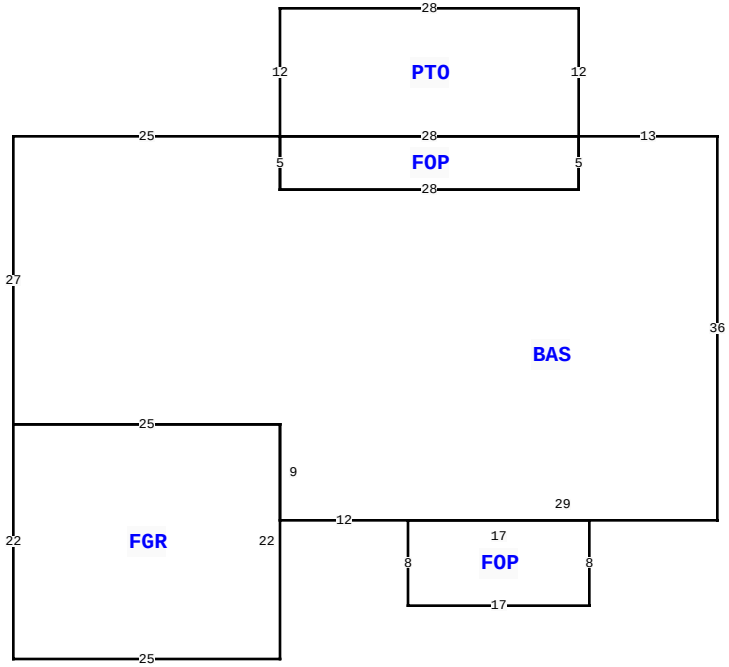
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100		2,011	218,846
FGR	550	55		302	32,865
FOP	136	30		41	4,462
FOP	140	30		42	4,571
PTO	336	5		17	1,850
TOTALS	3,173			2,413	262,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	128.4800	141.33	341,029	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2004 Heated Area: 2011 HX Base Yr 2004



6917 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	940.00	UT	2.00	2.00	100	2002	2002	3	100	1,880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,592
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		18,100
TOTAL MARKET VALUE		283,772
SOH/AGL Deduction		71,057
ASSESSED VALUE		212,715
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,304
TOTAL JUST VALUE		283,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18585	SFR	331	08/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1525	4/08/2026	QC	U	I	11	100
GRANTOR: HEITZMAN KIM N						
GRANTEE: HEITZMAN SETH A						
1455/2569	12/28/2021	WD	U	V	11	100
GRANTOR: HEITZMAN KIM N						
GRANTEE: HEITZMAN SETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N12 W28 S12 E28$ FOP= W28 S5 E28 N5 $ S5 W28 N5 W25 S27 FGR= S22 E25 N22 W25$ E25 S9 E12 FOP= S8 E17 N8 W17$ E29 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.81	AC		1.00	1.00	1.00	10,000.00	10,000.00	8,100							

REVIEW DATE 02/23/2026 BY AJ Total Acres: 1.81 Total Land Value: 18,100 Market: 0 Agricultural: 0 Common: 18,100 PRINTED 11/17/2026 BY SYS