

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

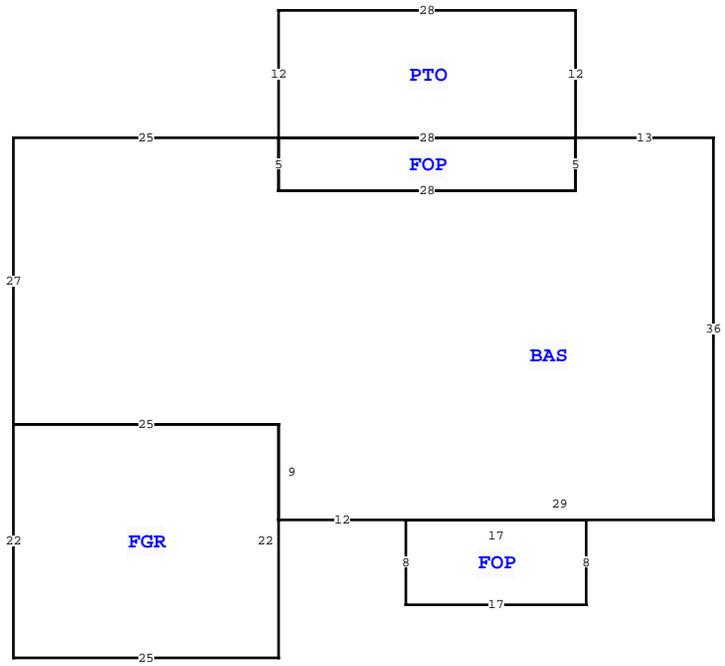
HEITZMAN SETH A/HEITZMAN CORY L
P O BOX 3642
LAKE CITY, FL 32056-3642

2026

02-5S-16-03429-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2004		Heated Area: 2011					HX Base Yr 2004			



MAP NUM	MKT AREA
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	222,825
FGR	550	55		302	33,463
FOP	136	30		41	4,543
FOP	140	30		42	4,654
PTO	336	5		17	1,883
TOTALS	3,173			2,413	267,368

6917 SW STATE ROAD 47 , LAKE CITY

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

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	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		267,368		
TOTAL MARKET OB/XF VALUE		3,080		
TOTAL LAND VALUE - MARKET		18,100		
TOTAL MARKET VALUE		288,548		
SOH/AGL Deduction		82,029		
ASSESSED VALUE		206,519		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		155,108		
TOTAL JUST VALUE		288,548		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		287,720		

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																								
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	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							