LOTS 10 & 11 ARBOR GREENE AT EME
WD 965-1756, WD 968-1524, WD 985

HARRIS HALFORD S II/HARRIS JESSICA LUCAS
319 NW HERITAGE DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-510

BUILDING CHARACTERISTICS

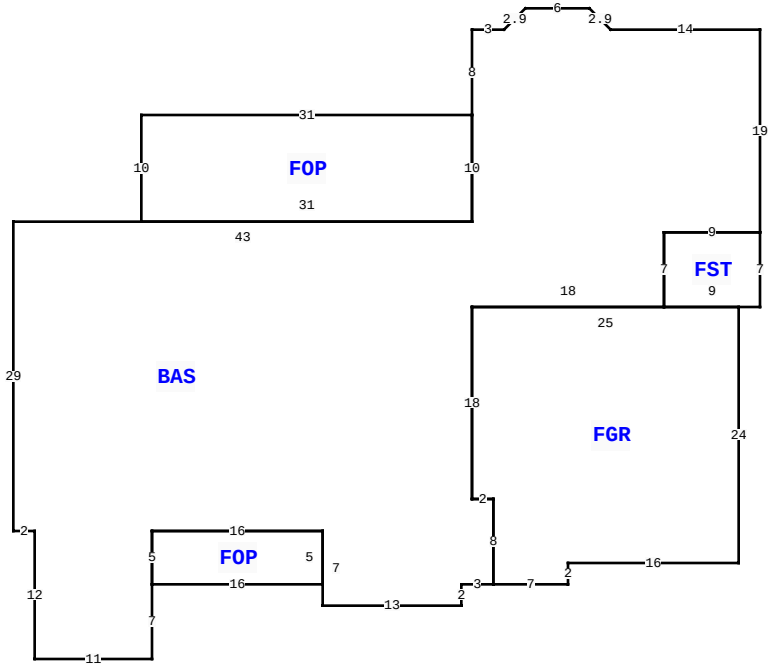
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100		2,146	234,495
FGR	602	55		331	36,168
FHS	300	60		180	19,669
FOP	80	30		24	2,623
FOP	310	30		93	10,162
FST	63	55		35	3,825
TOTALS	3,501			2,809	306,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	129.0057	141.91	398,625	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2018 Heated Area: 2446 HX Base Yr 2018



305 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,941
TOTAL MARKET OB/XF VALUE	55,380
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	432,321
SOH/AGL Deduction	104,362
ASSESSED VALUE	327,959
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	276,548
TOTAL JUST VALUE	432,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053488	Swimming Pool and	119,000	06/30/2025
000049136	Roof Replacement	20,000	02/01/2024
20167	SFR	376	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1254	4/07/2020	QC	U	I	11	100
GRANTOR: SHERRI FOREMAN						
GRANTEE: HALFORD S II & JESS						
1344/1149	9/15/2017	WD	Q	I	01	250,000
GRANTOR: BRIAN K & ROSARIO A N						
GRANTEE: HALFORD S II & JESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U2 W6 D2 L2 W3 S8 FOP= W31 S10 E31 N10$ S10 W 43 S29 E2 S12 E11 N7 FOP= E16 N5 W16 S5$ N5 E16 S7 E13 N2 E3 FGR= E7 N2 E16 N24 W25 S18 E2 S8$ N8 W2 N18 E18 FST= E9 N7 W9 S7$ N7 E9 N19$ FHS= 300$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,796.00	UT	2.00	2.00	100	2003	2003	3	100	5,592	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0281	POOL R/FIB	0	100	16	40	640.00	UT	65.00	65.00	100	2026	2025		98	40,768	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
6	0169	FENCE/WOOD	0	100	0	0	320.00	UT	13.50	13.50	100	2026	2025		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 55,380

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	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 03/09/2026 BY robin Total Acres: 1.13 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS