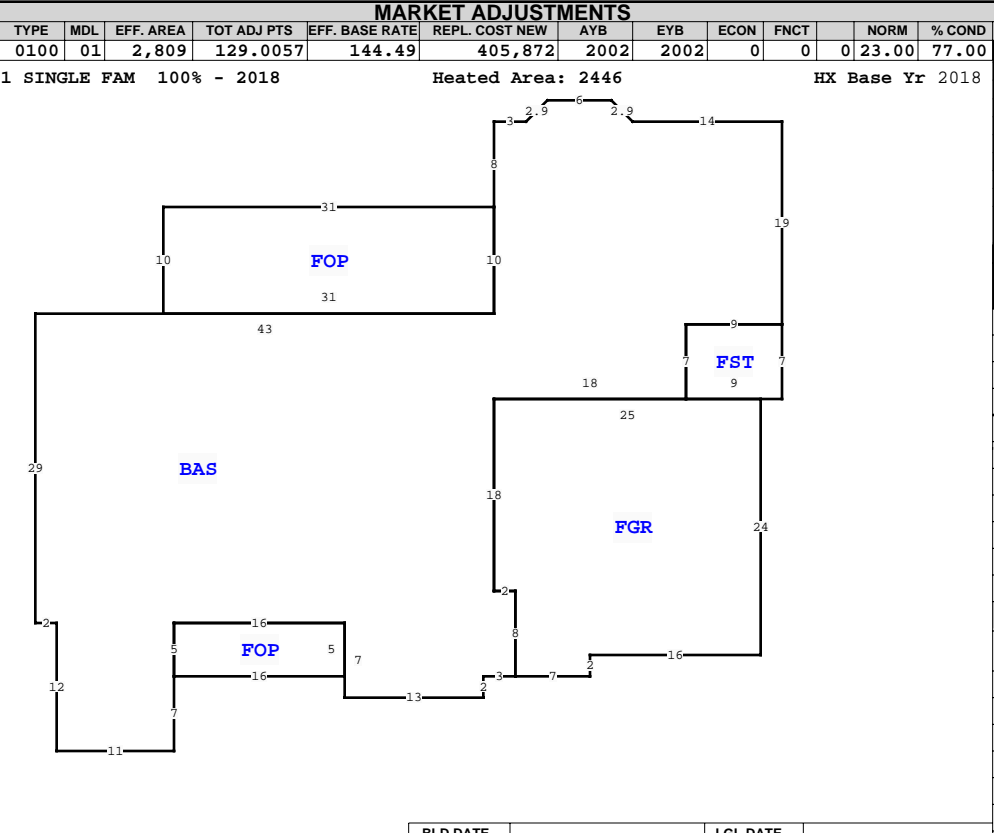


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,146	100	
FGR	602	55	
FHS	300	60	
FOP	80	30	
FOP	310	30	
FST	63	55	
TOTALS	3,501		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		312,521	
TOTAL MARKET OB/XF VALUE		55,380	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		437,901	
SOH/AGL Deduction		119,494	
ASSESSED VALUE		318,407	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		266,996	
TOTAL JUST VALUE		437,901	
NCON VALUE		46,588	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,372	

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						

EXTRA FEATURES		305 NW HERITAGE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0070	CARPORT UF	0 100 0 0
4	0281	POOL R/FIB	0 100 16 40
5	0166	CONC, PAVMT	0 100 0 0
6	0169	FENCE/WOOD	0 100 0 0

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	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	
<b>TOTAL OB/XF 55,380</b>																

BUILDING NOTES	
BLD DATE 04/03/2025 MLU	
LGL DATE	
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS= W14 L2 U2 W6 D2 L2 W3 S8 FOP= W31 S10 E31 N10\$ S10 W43 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\$.	

LAND DESCRIPTION		TOTAL OB/XF 55,380																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							