

LOT 14 ARBOR GREENE AT EMERALD L
64-2321, WD 1044-2552, WD 1300-2

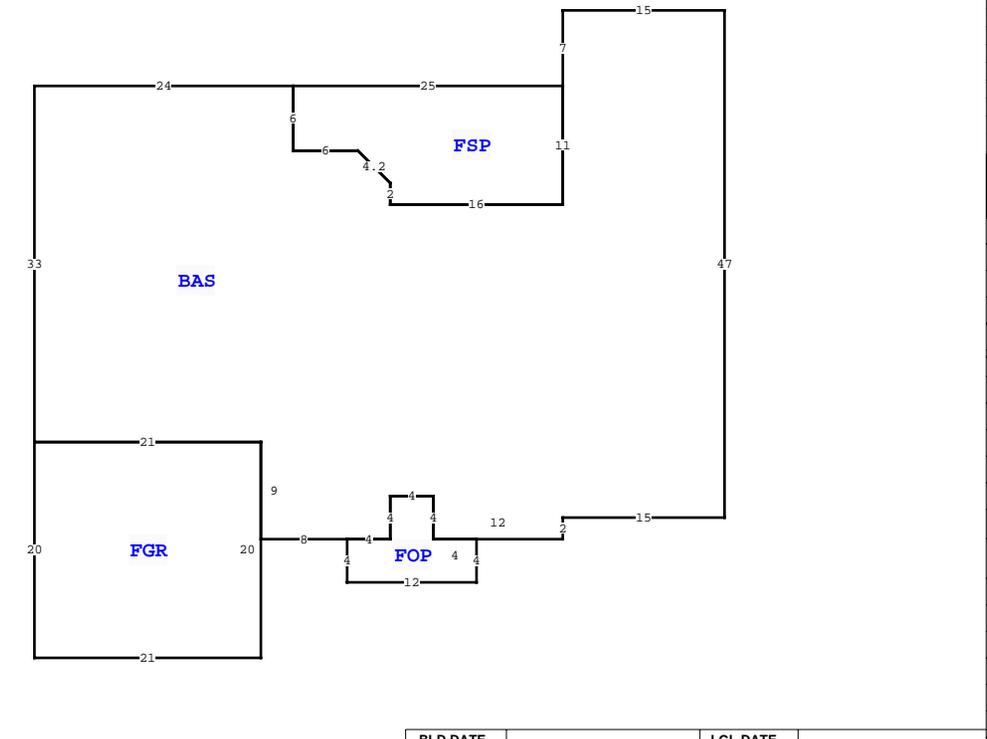
PACHECO JOSE M/PACHECO STELLA
219 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-514

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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%	- 2025		Heated Area: 2324					HX Base Yr 2025			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			268,309
TOTAL MARKET OB/XF VALUE			3,732
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,041
SOH/AGL Deduction			0
ASSESSED VALUE			307,041
TOTAL EXEMPTION VALUE	HX HB 13	307,041	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			307,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049006	Roof Replacement	30,000	01/12/2024
23992	SFR	679	12/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2257	4/21/2025	QC	U	I	11	100
GRANTOR: PACHECO JOSE M						
GRANTEE: PACHECO JOSE M						
1517/1880	5/31/2024	WD	Q	I	01	349,000
GRANTOR: HENDERSON JAMES						
GRANTEE: PACHECO JOSE M						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100		2,324	233,714
FGR	420	55		231	23,230
FOP	64	30		19	1,911
FSP	235	40		94	9,453
TOTALS	3,043			2,668	268,309

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	0166	CONC,PAVMT	0	100	0	0		3.00	100	2006	2006	3	100	3,732	

TOTAL OB/XF													
3,732													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W15 S7 S11 W16 N2 U3L3 W6 N6 W24 S33 E21 S9 E8 E4 N4 E4 S4 E12 N2 E15 N47 \$													
FGR=[ORIG=-64,40] S20 E21 N20 W21 \$													
FSP=[ORIG=-15,7] W25 S6 E6 D3R3 S2 E16 N11 \$													
FOP=[ORIG=-35,49] S4 E12 N4 W4 N4 W4 S4 W4 \$													

LAND DESCRIPTION																								
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							