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

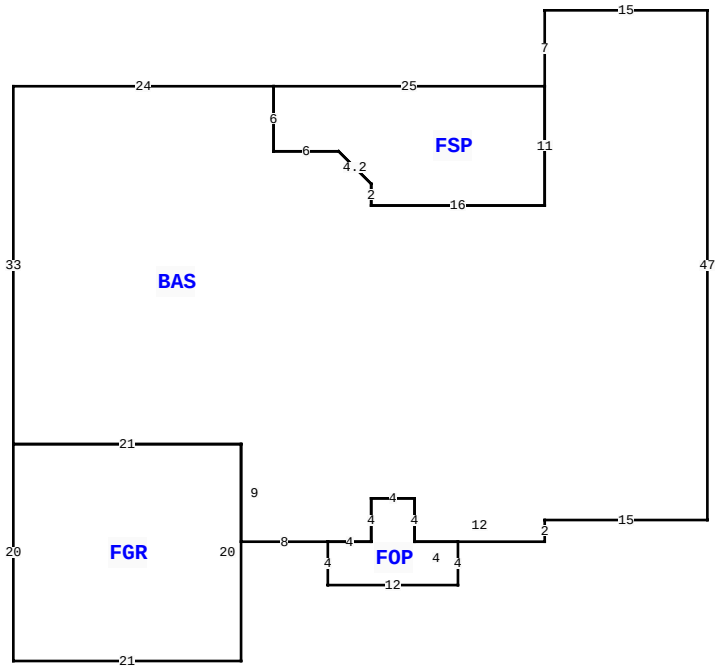
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100		2,324	229,620
FGR	420	55		231	22,824
FOP	64	30		19	1,878
FSP	235	40		94	9,287
TOTALS	3,043			2,668	263,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	120.1872	134.61	359,139	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2025 Heated Area: 2324 HX Base Yr 2025



219 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,244.00	UT	3.00	3.00	100	2006	2006	3	100	3,732	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,608
TOTAL MARKET OB/XF VALUE		3,732
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,340
SOH/AGL Deduction		0
ASSESSED VALUE		302,340
TOTAL EXEMPTION VALUE	HX HB 13	302,340
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		302,340
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						

BUILDING NOTES

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

TOTAL OB/XF 3,732

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							

REVIEW DATE 09/18/2024 BY TP Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS