LOT 16 & 17 ARBOR GREENE AT EMER
943-2212, 973-969, WD 1028-1126,

HERNANDEZ RACHEL R REVOCABLE TRUST(DATED OCTOBER 2
183 NW HERITAGE DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-516

BUILDING CHARACTERISTICS

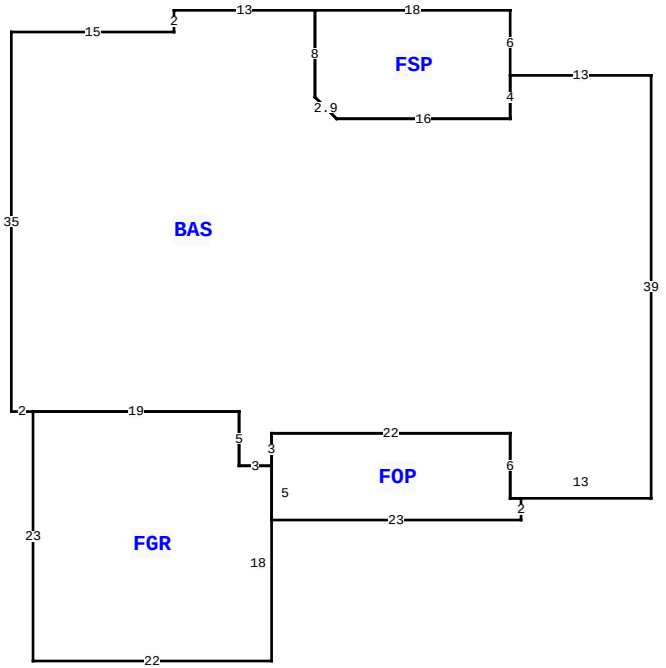
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
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	2,060	100		2,060	190,577
FGR	491	55		270	24,979
FOP	178	30		53	4,903
FSP	178	40		71	6,568
TOTALS	2,907			2,454	227,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,454	110.1520	121.17	297,351	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 0% - 2022 Heated Area: 2060 HX Base Yr



183 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0	0	0	1,336.00	UT	2.00	2.00	100	2003	2003	3	100	2,672	
2	0280	POOL R/CON	0	0	16	33	528.00	UT	70.00	70.00	100	2007	2007	3	54	19,958	
3	0282	POOL ENCL	0	0	27	40	1,080.00	UT	15.00	15.00	100	2007	2007	3	40	6,480	
4	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
5	0030	BARN,MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2025	2024		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,027
TOTAL MARKET OB/XF VALUE	37,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	334,037
SOH/AGL Deduction	0
ASSESSED VALUE	334,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,037
TOTAL JUST VALUE	334,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048666	Storage Building	9,022	11/15/2023
000041871	Roof Replacement	15,300	05/10/2021
25675	POOL ENCL	95	03/29/2007
25533	POOL	190	02/15/2007
20429	SFR	369	02/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2029	11/05/2026	WD	U	I	11	100
GRANTOR: HERNANDEZ RACHEL						
GRANTEE: HERNANDEZ RACHEL R						
1445/841	8/16/2021	WD	Q	I	05	343,000
GRANTOR: KING GARY B						
GRANTEE: HERNANDEZ RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N6 W18 S8 D2 R2 E16 N4$ S4 W16 L2 U2 N8 W13 S2 W15 S35 E2 FGR= S23 E22 N18 W3 N5 W19$ E19 S5 E3 FOP= S5 E23 N2 W1 N6 W22 S3$ N3 E22 S6 E13 N39$.

LAND DESCRIPTION

TOTAL OB/XF 37,010

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	0		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	0		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 04/17/2024 BY JB Total Acres: 1.12 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS