LOT 18 ARBOR GREENE AT EMERALD L
943-2208, 978-705, WD 1571-1316

COPPOLA PETER BENJAMIN/EPLEY MARGARET DOREN
280 SE ELM LOOP
LAKE CITY, FL 32025

2027

28-3S-16-02372-518

BUILDING CHARACTERISTICS

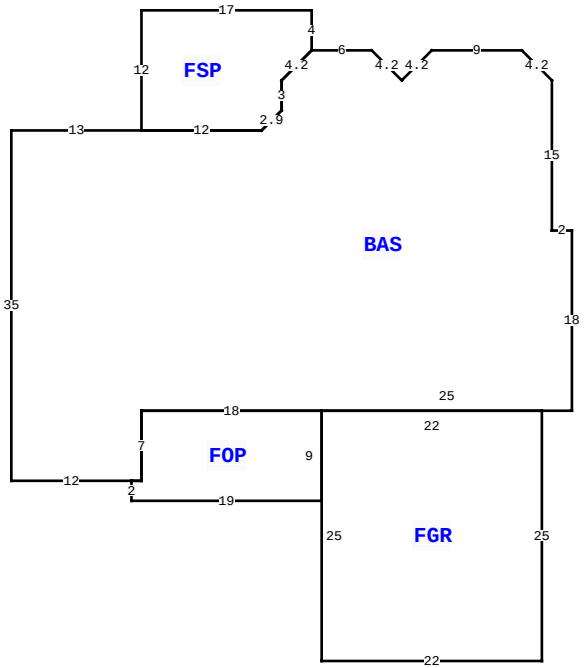
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,839	100		1,839	193,829
FGR	550	55		302	31,830
FOP	164	30		49	5,165
FSP	183	40		73	7,694
TOTALS	2,736			2,263	238,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	114.2460	125.67	284,391	2004	2010	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 2027 Heated Area: 1839 HX Base Yr



151 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,519
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	279,469
SOH/AGL Deduction	0
ASSESSED VALUE	279,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,469
TOTAL JUST VALUE	279,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042587	Roof Replacement	18,000	08/19/2021
34946	REMODEL	75	02/16/2017
20831	SFR	320	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1316	6/29/2026	WD	Q	I	01	345,000
GRANTOR: BRANTLEY BRUCE						
GRANTEE: COPPOLA PETER BENJA						
0978/0705	3/17/2003	WD	Q	V		19,500
GRANTOR: FRANK C STRUNK TRUSTE						
GRANTEE: BRUCE & SRA LYN BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S35 E12 FOP= S2 E19 N9 W18 S7 W1$ E1 N7 E18 FGR= S25 E22 N25 W22$ E25 N18 W2 N15 L3 U3 W9 D3 L3 L3 U3 W6 FSP= N4 W17 S12 E12 R2 U2 N3 R3 U3 $ D3 L3 S3 D2 L2 W12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,440.00	UT	2.00	2.00	100	2004	2004	3	100	2,880	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	120	
4	0120	CLFENCE 4	0	0	0	0	140.00	UT	7.50	7.50	100	2007	2007	3	100	1,050	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 5,950

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							

REVIEW DATE 10/26/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS