LOT 19 ARBOR GREENE AT EMERALD L

947-296, WD 1094-81

RODRIGUEZ RALPH A/RODRIGUEZ DONNA S
135 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-519

BUILDING CHARACTERISTICS

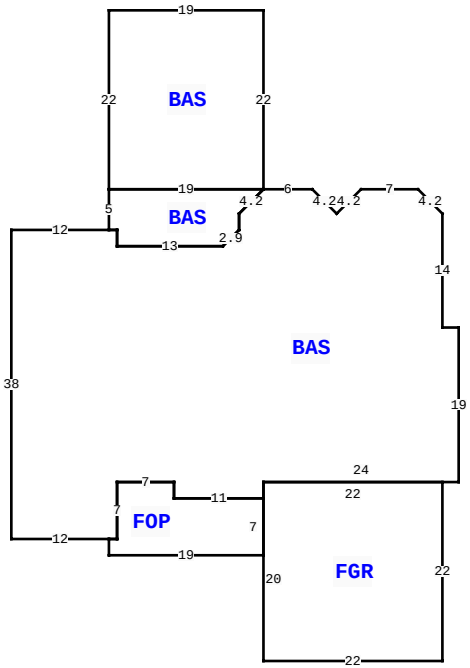
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	113	100		113	11,431
BAS	418	100		418	42,286
BAS	1,873	100		1,873	189,478
FGR	484	55		266	26,909
FOP	142	30		43	4,350
TOTALS	3,030			2,713	274,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	115.2480	131.38	356,434	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2007 Heated Area: 2404 HX Base Yr 2007



135 NW HERITAGE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,454
TOTAL MARKET OB/XF VALUE		5,824
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,278
SOH/AGL Deduction		116,266
ASSESSED VALUE		199,012
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		142,601
TOTAL JUST VALUE		315,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27800	ADDN SFR	225	05/11/2009
19284	SFR	331	02/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0081	8/25/2006	WD	Q	I		212,000
GRANTOR: MUNOZ'S						
GRANTEE: RALPH & DONNA RODRI						
0947/0296	2/19/2002	WD	Q	V		19,500
GRANTOR: D D P CORP						
GRANTEE: MUNOZ'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S38 E12 FOP= S2 E19 N7 W11 N2 W7 S7 W1$ E1 N7 E7 S2 E11 FGR= S20 E22 N22 W22 S2$ N2 E24 N19 W2 N14 U3 L3 W7 D3 L3 L3 U3 W6 BAS= N22 W19 S22 E19$ BAS= W19 S5 E1 S2 E13 R2 U2 N2 R3 U3 $ D3 L3 S2 D2 L2 W13 N2 W1$.

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	1,608.00	UT	3.00	3.00	100	2002	2002	3	100	4,824	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,824

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 09/05/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS