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

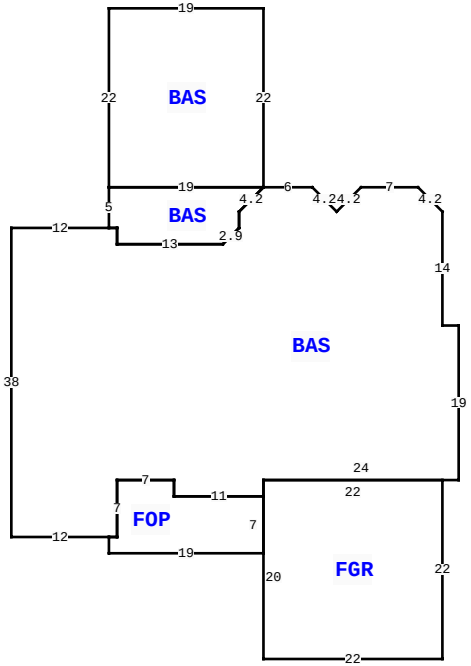
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 11,231 |
| BAS | 418 | 100 | | 418 | 41,545 |
| BAS | 1,873 | 100 | | 1,873 | 186,161 |
| FGR | 484 | 55 | | 266 | 26,438 |
| FOP | 142 | 30 | | 43 | 4,274 |
| TOTALS | 3,030 | | | 2,713 | 269,649 |

## 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 | 129.08 | 350,194 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,649 |
| TOTAL MARKET OB/XF VALUE | | 5,824 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 310,473 |
| SOH/AGL Deduction | | 111,461 |
| ASSESSED VALUE | | 199,012 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 142,601 |
| TOTAL JUST VALUE | | 310,473 |
| 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$.

## 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 06/26/2026 BY SYS