

LOT 23 ARBOR GREENE AT EMERALD L
949-1537, WD 1431-2089,

DOTSON DENNIS D
114 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-523
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	90
Interior Floor	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
BAS	1,663	100	
FGR	460	55	
FOP	60	30	
FSP	132	40	
TOTALS	2,315		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1663 HX Base Yr 2022											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			199,679
TOTAL MARKET OB/XF VALUE			35,482
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			270,161
SOH/AGL Deduction			42,441
ASSESSED VALUE			227,720
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			176,309
TOTAL JUST VALUE			270,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29139	POOL	250	01/24/2011
19426	SFR	298	04/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2089	3/03/2021	WD Q	Q	I	01	243,000
GRANTOR: RYDER DARIN J						
GRANTEE: DOTSON DENNIS D						
0949/1537	3/22/2002	WD Q	Q	V		19,500
GRANTOR: D D P CORP						
GRANTEE: DARIN J & JEANETTE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1,251.00	UT	2.00	2.00	100
2	0169	FENCE/WOOD	0	100	0	0	180.00	UT	13.50	13.50	100
3	0280	POOL R/CON	0	100	0	0	625.00	UT	70.00	70.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												35,482			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS= W13 FSP= W12 S11 E12 N11\$ S11 W12 N11 W15 S4 W10 S4 FGR= W20 S23 E20 N23 \$ S26 E11 S5 E14 FOP= E12 N5 W12 S5\$ N5 E12 S5 E13 N39\$.											

BUILDING DIMENSIONS											
BAS= W13 FSP= W12 S11 E12 N11\$ S11 W12 N11 W15 S4 W10 S4 FGR= W20 S23 E20 N23 \$ S26 E11 S5 E14 FOP= E12 N5 W12 S5\$ N5 E12 S5 E13 N39\$.											

LAND DESCRIPTION												TOTAL OB/XF				35,482			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00								