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

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

2027

28-3S-16-02372-523

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	13	LAM/VNLPLK 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

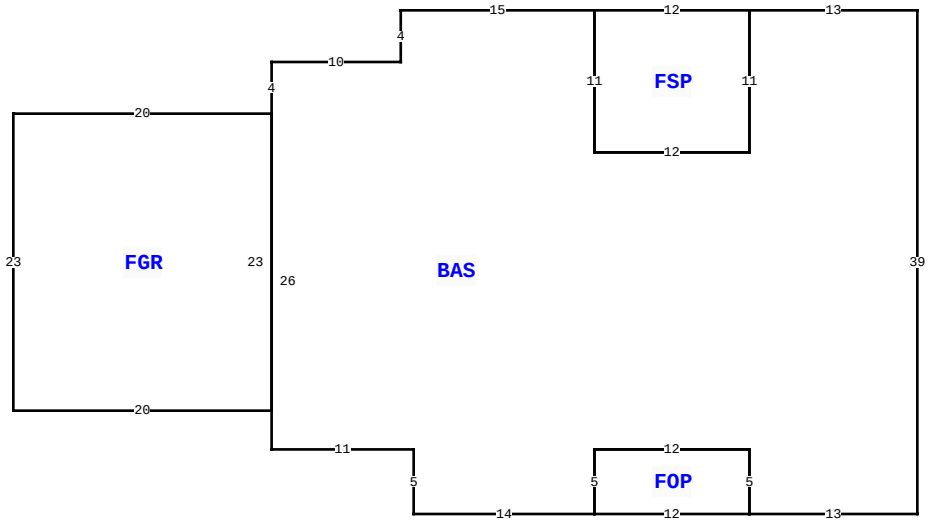
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100		1,663	164,136
FGR	460	55		253	24,971
FOP	60	30		18	1,776
FSP	132	40		53	5,231
TOTALS	2,315			1,987	196,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	116.5230	128.18	254,694	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2022 Heated Area: 1663 HX Base Yr 2022



114 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,251.00	UT	2.00	2.00	100	2002	2002	3	100	2,502	
2	0169	FENCE/WOOD	0	100	0	0	180.00	UT	13.50	13.50	100	2007	2007	3	100	2,430	
3	0280	POOL R/CON	0	100	0	0	625.00	UT	70.00	70.00	100	2011	2011	3	68	29,750	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,114
TOTAL MARKET OB/XF VALUE		35,482
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		266,596
SOH/AGL Deduction		32,044
ASSESSED VALUE		234,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,141
TOTAL JUST VALUE		266,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,161

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	I	01	243,000
GRANTOR: RYDER DARIN J						
GRANTEE: DOTSON DENNIS D						
0949/1537	3/22/2002	WD	Q	V		19,500
GRANTOR: D D P CORP						
GRANTEE: DARIN J & JEANETTE						

BUILDING NOTES

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

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 09/06/2018 BY BC Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS