

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
PAGE 1 of 1

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			203,244
TOTAL MARKET OB/XF VALUE			35,482
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			273,726
SOH/AGL Deduction			46,006
ASSESSED VALUE			227,720
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			176,309
TOTAL JUST VALUE			273,726
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	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	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							