

LOT 24 ARBOR GREENE AT EMERALD I  
954-687, 982-130, DC 1056-1325,

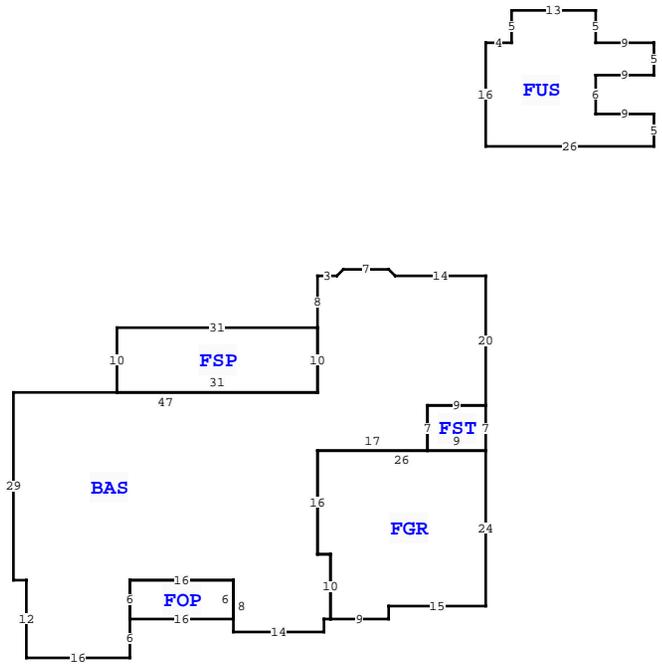
HILAGA FERDINAND B/HILAGA LORENA SIAPNO  
152 NW HERITAGE DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-524  
COLUMBIA COUNTY PROPERTY

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	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	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	2,328	100	
FGR	626	55	
FOP	96	30	
FSP	310	40	
FST	63	55	
FUS	427	100	
TOTALS	3,850		

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%	2019		456,466	2003	2003	0	0	22.00	78.00
Heated Area: 2755 HX Base Yr 2019											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,043
TOTAL MARKET OB/XF VALUE		5,576
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		396,619
SOH/AGL Deduction		130,127
ASSESSED VALUE		266,492
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,081
TOTAL JUST VALUE		396,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042420	Roof Replacement	21,800	07/27/2021
20878	SFR	467	07/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1789	2/19/2022	QC	U	I	11	100

GRANTOR: HILAGA FERDINAND B	
GRANTEE: HILAGA FERDINAND B	
1394/0078	9/03/2019 LE U I 14 100
GRANTOR: FERDINAND HILAGA & LO	
GRANTEE: MARIA HILGA & ETAL	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 L1 U1 W7 D1 L1 W3 S8 FSP= W31 S10 E31 N10\$ S10 W47S29 E2 S12 E16 N6 FOP= E16 N6 W16 S6\$ N6 E16 S8 E14 N2 E1 FGR= E9 N2 E15 N24 W26 S16 E2 S10\$ N10 W2 N16 E17 FST= E9 N7 W9 S7\$ N7 E9 N20\$ PTR= N20 FUS= E26 N5 W9 N6 E9 N5 W9 N5 W13 S5 W4 S16\$ S20\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,188.00	UT	2.00	2.00	100	2003	2003	3	100	4,376	

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							