

LOT 25 ARBOR GREENE AT EMERALD L
942-399, WD 1136-688, WD 1146-76

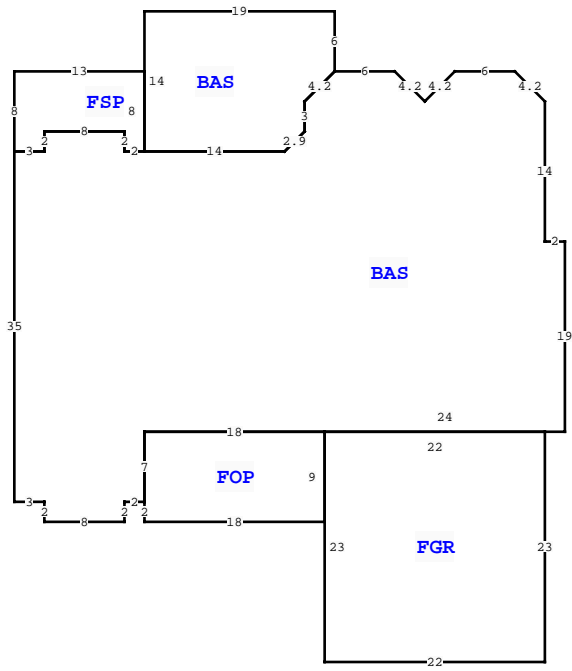
LIMA JEANETTE RABY
182 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-525

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	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	06	06	
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	245	100	
BAS	1,821	100	
FGR	506	55	
FOP	162	30	
FSP	88	40	
TOTALS	2,822		

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%	- 2020								
Heated Area: 2066						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			267,291	
TOTAL MARKET OB/XF VALUE			6,536	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			308,827	
SOH/AGL Deduction			79,780	
ASSESSED VALUE			229,047	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			177,636	
TOTAL JUST VALUE			308,827	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38540	MAINT/ALTR	75	08/30/2019
19070	SFR	321	12/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2363	8/22/2019	WD Q	Q	I	01	230,000
GRANTOR: LESLIE A & PAUL R MCD						
GRANTEE: JEANETTE RABY LIMA						
1146/0761	3/24/2008	WD Q	Q	I		227,500
GRANTOR: DON REED CONSTRUCTION						
GRANTEE: LESLIE A & PAUL R M						

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	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,068.00	UT	2.00	2.00	100	2002	2002	3	100	4,136	
3	0140	CLFENCE 6	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

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							

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							