

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

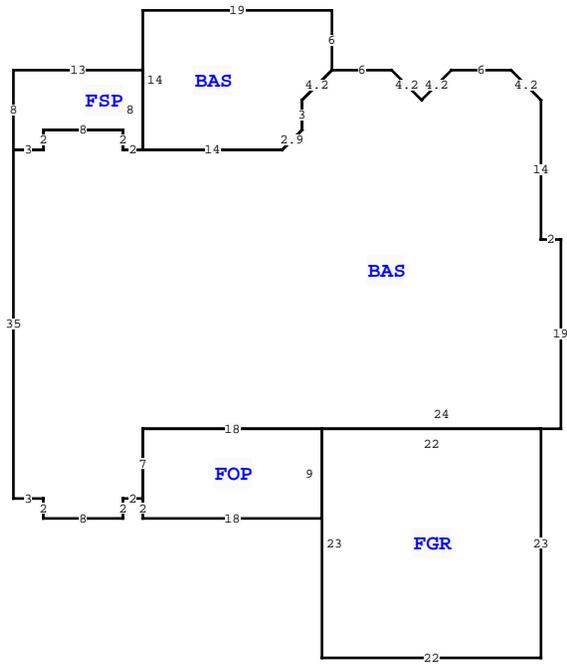
LIMA JEANETTE RABY
182 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-525
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

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 Floo	13	LAM/VNLPLK	90
Interior Floo	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
0100	01	2,428	127.6506	145.52	353,323	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2020 Heated Area: 2066 HX Base Yr 2020											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,059
TOTAL MARKET OB/XF VALUE		6,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,595
SOH/AGL Deduction		84,548
ASSESSED VALUE		229,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,636
TOTAL JUST VALUE		313,595
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		182 NW HERITAGE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0140	CLFENCE 6	0 100

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	
TOTAL OB/XF 6,536																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 D3 L3 L3 U3 W6 BAS= N6 W19 S14 E14 R2 U2 N3 R3 U3 \$ D3 L3 S3 D2 L2 W14 FSP= N8 W13 S8 E3 N2 E8 S2 E2\$ W2 N2 W8 S2 W3 S35 E3 S2 E8 N2 E2 FOP= S2 E18 N9 W18 S7\$ N7 E18 FGR= S23 E22 N23 W22\$ E24 N19 W2 N14 U3 L3 \$.	

LAND DESCRIPTION		TOTAL OB/XF 6,536																						
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							