

(AKA LOT 30 OF PROPOSED ARBOR GR EMERALD LAKES). COMM NW COR, S 2 ALONG S LINE OF EMERALD LAKES S/

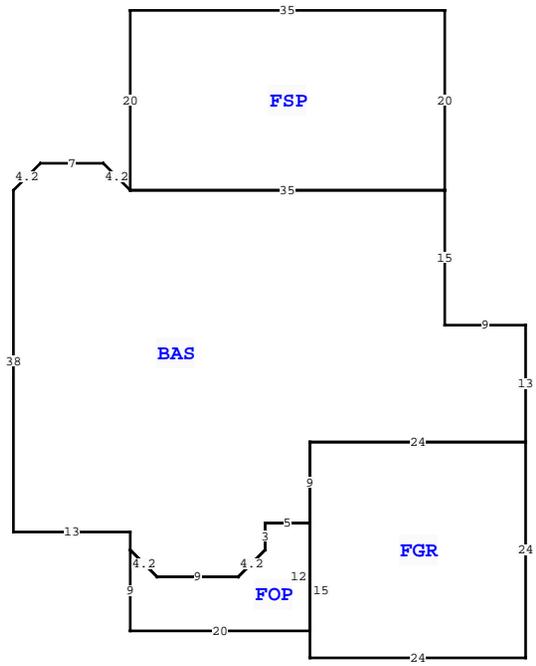
STEPHENS MONTGOMERY D/STEPHENS LAURIE C
286 NW HERITAGE DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-530

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	07	07	
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	1,882	100	
FGR	576	55	
FOP	159	30	
FSP	700	40	
TOTALS	3,317		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,527	122.6764	139.85	353,401	2001	2001	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1882 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			229,711
TOTAL MARKET OB/XF VALUE			3,936
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			303,647
SOH/AGL Deduction			0
ASSESSED VALUE			303,647
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,647
TOTAL JUST VALUE			303,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18549	SFR	335	07/27/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1211	9/15/2025	WD	Q	I	01	390,000

GRANTOR: PETRY MARY M REVOCABL
GRANTEE: STEPHENS MONTGOMERY
1493/2521 6/14/2023 WD U I 11 100
GRANTOR: ROWE MARY P
GRANTEE: PTRY MARY M REVOCA

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	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,824.00	UT	1.50	1.50	100	2001	2001	3	100	2,736	

TOTAL OB/XF														3,936	
262 NW HERITAGE DR, LAKE CITY															
														04/03/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W9 N15 FSP= N20 W35 S20 E35\$ W35 L3 U3 W7 D3 L3 S38 E13 S2 FOP= S9 E20 N12 W5 S3 L3 D3 W9 U3 L3 \$ R3 D3 E9 U3 R3 N3 E5 FGR= S15 E24 N24 W24 S9\$ N9 E24 N13\$.													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							