

LOT 31 & 37 ARBOR GREENE AT EMER
961-1083, 998-2240, WD 1243-734,

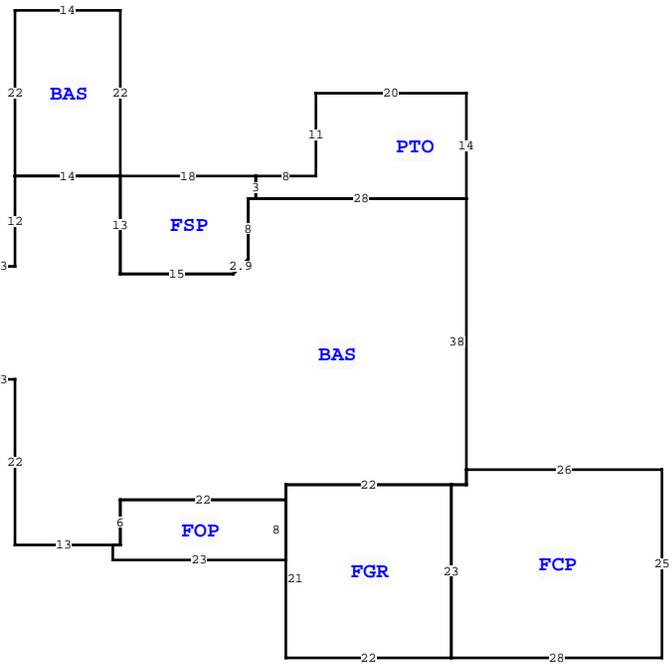
MOUNT DAVID VERNON/HUGHES SUSAN MARIE
334 NW HERITAGE DR
LAKE CITY, FL 32055-5004

2026

28-3S-16-02372-531
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	308	100	
BAS	2,355	100	
FCP	696	25	
FGR	506	55	
FOP	178	30	
FSP	222	40	
PTO	304	5	
TOTALS	4,569		

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%	- 2016								
				Heated Area: 2663			HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			334,257	
TOTAL MARKET OB/XF VALUE			12,552	
TOTAL LAND VALUE - MARKET			63,000	
TOTAL MARKET VALUE			409,809	
SOH/AGL Deduction			143,679	
ASSESSED VALUE			266,130	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			214,719	
TOTAL JUST VALUE			409,809	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			408,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047194	Solar Power Syste	68,412	05/10/2023
000044460	Roof Replacement	30,835	05/17/2022
33912	ADDN SFR	147	04/01/2016
20020	SFR	401	10/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/2020	1/30/2015	WD Q	Q	I	01	220,000
GRANTOR: DUANE A & JANET M BIE						
GRANTEE: DAVID VERNON MOUNT						
1268/0837	1/13/2014	WD U	U	I	11	100
GRANTOR: ROBERT D & ANGELA HEL						
GRANTEE: DUANE A & JANET M B						

EXTRA FEATURES		698 NW ZACK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0070	CARPORT UF	0 0 0 0
3	0261	PRCH, UOP	0 0 18 40
4	0296	SHED METAL	0 0 0 0
5	0169	FENCE/WOOD	0 0 0 0

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	0		2.00	100	2003	2003	3	100	7,452	
2	0070	CARPORT UF	0	0	0	0	0		0.00	100	2007	2007	3	100	800	
3	0261	PRCH, UOP	0	0	18	40			2.50	100	2017	2017	3	100	1,800	
4	0296	SHED METAL	0	0	0	0			0.00	100	2007	2007	3	100	2,400	
5	0169	FENCE/WOOD	0	0	0	0			0.00	100	2007	2007	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S12 W3 S15 E3 S22 E13 FOP= S2 E23 N8 W22 S6 W1\$ E1 N6 E22 FGR= S21 E22 N23 W22 S2\$ N2 E22 FCP= S23 E28 N25 W26 S2 W2\$ E2 N38 PTO= N14 W20 S11 W8 S3 E28\$ W28 FSP= N3 W18 BAS= N22 W14 S22 E14\$ S13 E15 R2 U2 N8 E1\$ W1 S8 D2 L2 W15 N13\$.	

LAND DESCRIPTION		TOTAL OB/XF 12,552																						
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	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							