LOT 1 EMERALD COVE S/D PHS 1.

WD 1068-2481, WD 1070-1281, CT 1

GORAS JOHN E
231 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2027

33-3S-16-02438-101

BUILDING CHARACTERISTICS

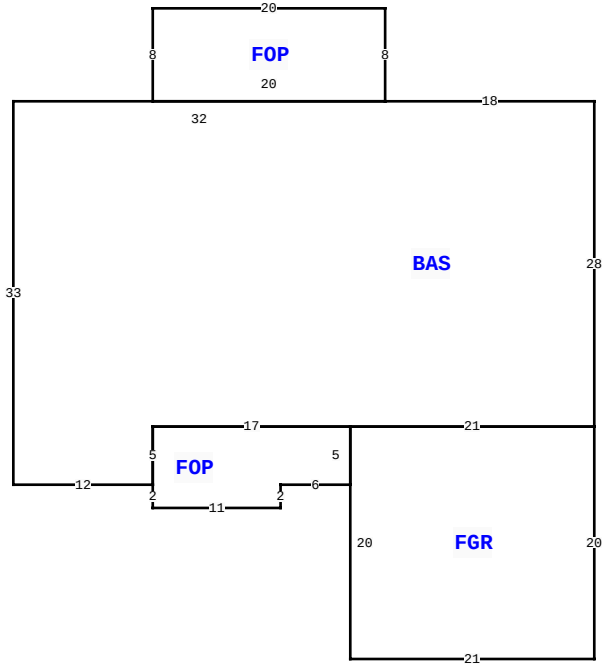
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	181,334
FGR	420	55		231	28,691
FOP	107	30		32	3,975
FOP	160	30		48	5,961
TOTALS	2,147			1,771	219,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	121.4136	133.55	236,517	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2024 Heated Area: 1460 HX Base Yr 2024



231 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1,008.00	UT	2.25	2.25	100	2018	2018	3	100	2,268	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,961
TOTAL MARKET OB/XF VALUE		5,268
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		260,229
SOH/AGL Deduction		0
ASSESSED VALUE		260,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,818
TOTAL JUST VALUE		260,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051286	Solar Power Syste	15,484	10/28/2024
000050749	Remodel	4,491	09/06/2024
000048248	Solar Power Syste	23,542	09/22/2023
36235	SFR	771	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1426	1/28/2021	WD	Q	I	01	220,000
GRANTOR: SUMNER ETHAN R						
GRANTEE: GORAS JOHN E						
1392/0029	8/15/2019	WD	U	I	30	100
GRANTOR: ALLSION ROSS						
GRANTEE: ETHAN R SUMNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W20 S8 E20$ W32 S33 E12 FOP= S2 E11 N2 E6 N5 W17 S5$ N5 E17 FGR= S20 E21 N20 W21$ E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,268

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/14/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS