

LOT 1 EMERALD COVE S/D PHS 1.
WD 1068-2481, WD 1070-1281, CT 1

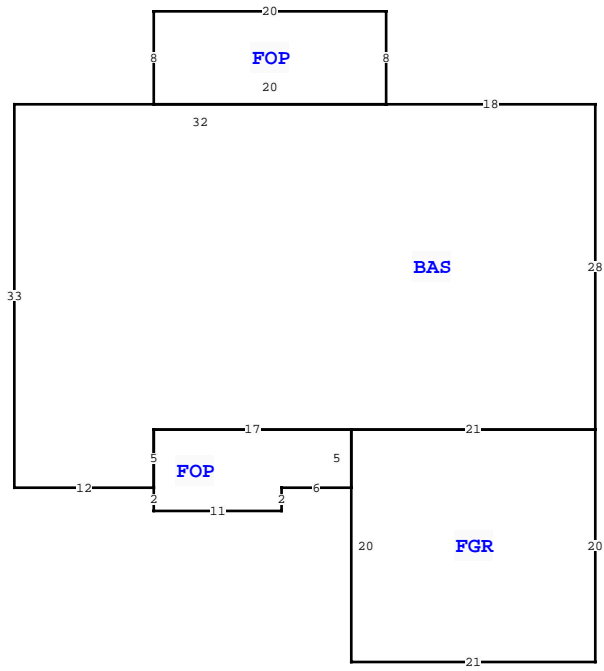
GORAS JOHN E
231 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-101

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	135.98	240,821	2018	2018	0	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1460 HX Base Yr 2024														



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	184,634
FGR	420	55		231	29,212
FOP	107	30		32	4,046
FOP	160	30		48	6,070
TOTALS	2,147			1,771	223,964

231 SW HEATHRIDGE DR, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	1,008.00	UT	2.25	2.25	100	2018	2018	3	100	2,268	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,964	
TOTAL MARKET OB/XF VALUE		5,268	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		264,232	
SOH/AGL Deduction		303	
ASSESSED VALUE		263,929	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		212,518	
TOTAL JUST VALUE		264,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051286	Solar Power System	15,484	10/28/2024
000050749	Remodel	4,491	09/06/2024
000048248	Solar Power System	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										
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							