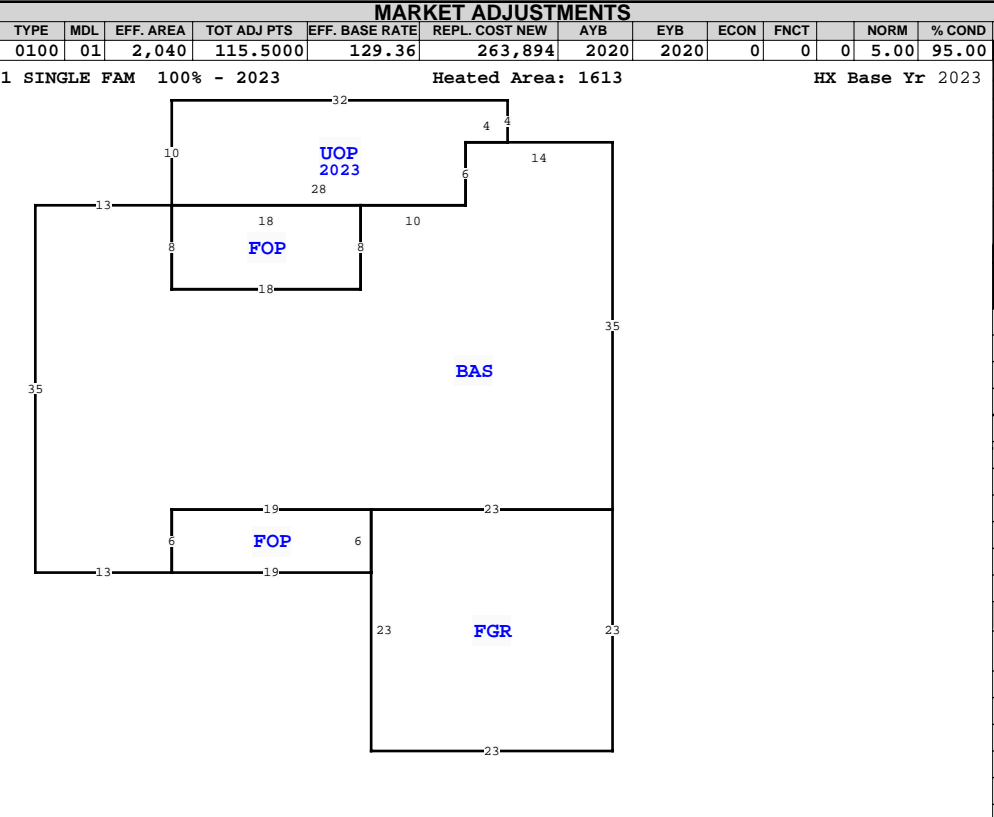


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	198,225
FGR	529	55		291	35,762
FOP	114	30		34	4,178
FOP	144	30		43	5,284
UOP	296	20	2023	59	7,250
<b>TOTALS</b>	<b>2,696</b>			<b>2,040</b>	<b>250,699</b>

303 SW HEATHRIDGE DR, LAKE CITY

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

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			2.25	100	2021	2020		100	4,275	

TOTAL OB/XF 4,275

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION BY		STANDARD		
Tax Group: 3	Valuation Summary	Tax Dist:		
BUILDING MARKET VALUE		250,699		
TOTAL MARKET OB/XF VALUE		4,275		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		289,974		
SOH/AGL Deduction		13,558		
ASSESSED VALUE		276,416		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		225,005		
TOTAL JUST VALUE		289,974		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		292,613		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053521	Electrical Servic		07/03/2025
40087	SFR	0	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2677	8/28/2023	WD	U	I	11	100
GRANTOR: ROSSIN DEIDRA D						
GRANTEE: ROSSIN DEIDRA D						
1427/576	12/21/2020	WD	Q	I	01	215,900
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: ROSSIN DEIDRA D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=90,19] W14 S6 W10 S8 W18 N8 W13 S35 E13 N6 E19 E23 N35 \$	
FGR=[ORIG=67,54] E23 S23 W23 N23 \$	
FOP=[ORIG=48,25] E18 S8 W18 N8 \$	
FOP=[ORIG=48,54] E19 S6 W19 N6 \$	
UOP=[YR=2023;ORIG=80,15] W32 S10 E28 N6 E4 N4 \$	