LOT 5 EMERALD COVE S/D PHS 1.
WD 1068-404. WD 1068-1903.

LAWRENCE WALTER C JR
323 SW HEATHRIDGE DRIVE
LAKE CITY, FL 32055

2027

33-3S-16-02438-105

BUILDING CHARACTERISTICS

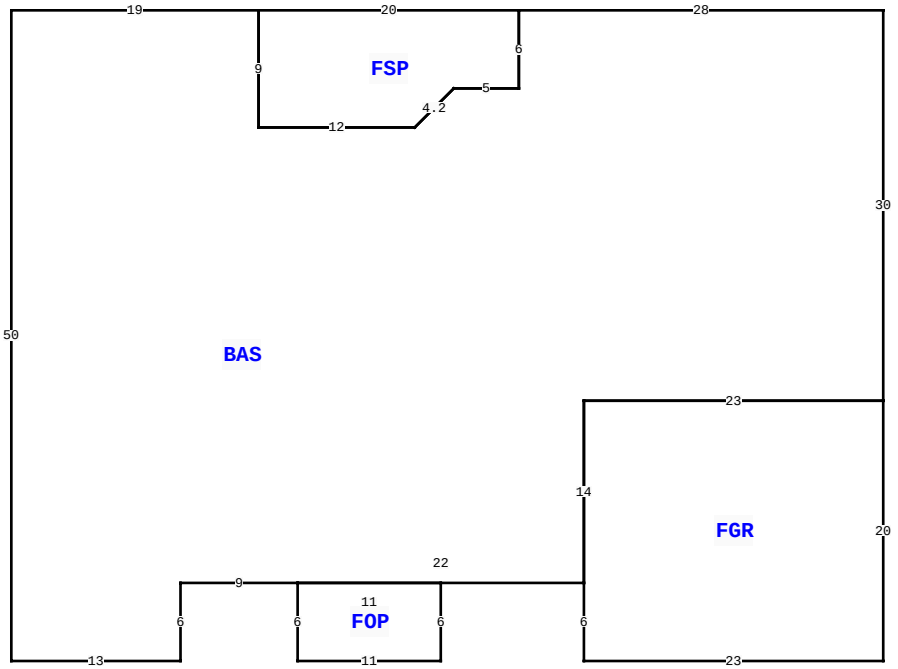
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	07	07
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	2,544	100		2,544	280,062
FGR	460	55		253	27,852
FOP	66	30		20	2,202
FSP	161	40		64	7,045
TOTALS	3,231			2,881	317,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,881	123.5586	135.91	391,557	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2011 Heated Area: 2544 HX Base Yr 2011



323 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,856.00	UT	3.00	3.00	100	2006	2006	3	100	5,568	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
6	0296	SHED METAL	0	100	24	12	1.00	UT	3,456.00	3,456.00	100	2023	2022		100	3,456	
7	0080	DECKING	0	100	0	0	635.00	UT	5.00	5.00	100	2023	2022		100	3,175	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	317,161
TOTAL MARKET OB/XF VALUE	20,499
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	372,660
SOH/AGL Deduction	108,333
ASSESSED VALUE	264,327
TOTAL EXEMPTION VALUE	13 HX HB 264,327
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	372,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40249	REMODEL	0	07/30/2020
24565	SFR	655	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0966	5/28/2010	WD	U	I	12	214,000
GRANTOR: FIRST FEDERAL SAVINGS						
GRANTEE: WALTER C LAWRENCE J						
1172/0619	4/15/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL SAVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S6 W5 D3L3 W12 N9 W19 S50 E13 N6 E9 E22 N14 E23 N30 $
FGR=[ORIG=-23,44] S6 E23 N20 W23 S14 $
FSP=[ORIG=-28,0] W20 S9 E12 U3R3 E5 N6 $
FOP=[ORIG=-45,44] S6 E11 N6 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,499

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 11/17/2026 BY SYS