LOT 7 EMERALD COVE S/D PHS 1.

WD 1058-2148, WD 1131-2526, WD 1

WILLIAMS SONJI
403 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
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

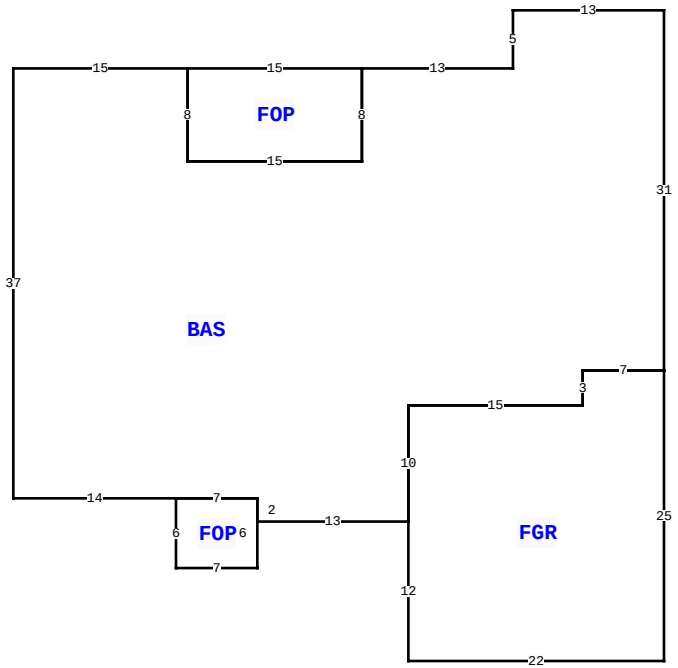
NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	246,401
FGR	505	55		278	37,107
FOP	42	30		13	1,736
FOP	120	30		36	4,805
TOTALS	2,513			2,173	290,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	124.1460	139.04	302,134	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 1846 HX Base Yr 2025



403 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	0166	CONC,PAVMT	0	100	0	0	1,095.00	UT	3.00	3.00	100	2022	2021		100	3,285	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	290,049
TOTAL MARKET OB/XF VALUE	9,085
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	334,134
SOH/AGL Deduction	0
ASSESSED VALUE	334,134
TOTAL EXEMPTION VALUE	HX HB 13 334,134
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	334,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40464	SFR	0	08/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1834	11/22/2024	WD	Q	I	01	420,000
GRANTOR: DZIAK CAROLINE A						
GRANTEE: WILLIAMS SONJI						
1488/2250	4/20/2023	WD	Q	I	01	400,000
GRANTOR: TILLOTSON MICAHEL						
GRANTEE: DZIAK CAROLINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,-20] S37 E14 E7 S2 E13 N10 E15 N3 E7 N31 W13 S5 W13 S8 W15 N8 W15 $
FOP=[ORIG=5,-20] S8 E15 N8 W15 $
FOP=[ORIG=4,17] S6 E7 N6 W7 $
FGR=[ORIG=24,9] S10 S12 E22 N25 W7 S3 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,085

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 12/27/2024 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/25/2026 BY SYS