LOT 9 EMERALD COVE S/D PHS 1.

WD 1058-2150, WD 1408-2524, WD 1

TRAN TAI CAN/TRAN THI THANH THAO
445 SW HEATHERIDGE DR
LAKE CITY, FL 32024

2027

33-3S-16-02438-109

BUILDING CHARACTERISTICS

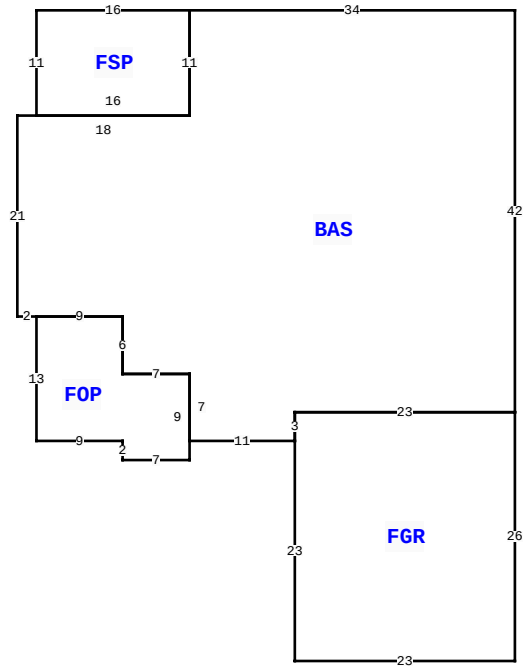
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,881	100		1,881	228,461
FGR	598	55		329	39,959
FOP	180	30		54	6,558
FSP	176	40		70	8,502
TOTALS	2,835			2,334	283,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,334	117.4635	129.21	301,576	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 50% - 2025 Heated Area: 1881 HX Base Yr 2025



445 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	50	0	0	600.00	UT	2.25	2.25	100	2020	2020	3	100	1,350	
2	0169	FENCE/WOOD	0	50	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
3	0258	PATIO	0	50	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,481
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,031
SOH/AGL Deduction		0
ASSESSED VALUE		324,031
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		272,620
TOTAL JUST VALUE		324,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39689	SFR	0	04/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1549	10/02/2020	WD	Q	I	01	264,900
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: TAI VAN & THI THANH						
1408/2524	3/27/2020	WD	U	V	37	14,000
GRANTOR: ROBERT M JR & MELVYN						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S11 W18 S21 E2 E9 S6 E7 S7 E11 N3 E23 N42 $
FGR=[ORIG=-23,45] S23 E23 N26 W23 S3 $
FOP=[ORIG=-50,32] S13 E9 S2 E7 N9 W7 N6 W9 $
FSP=[ORIG=-34,0] W16 S11 E16 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,550

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	50		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