LOT 56 FAIRWAY VIEW S/D UNIT I.
385-548, WD 1570-2041

HEINZ KATHERINE/HEINZ KARLIE
139 NW HERON GLN
LAKE CITY, FL 32055

2027

35-3S-16-02309-056

BUILDING CHARACTERISTICS

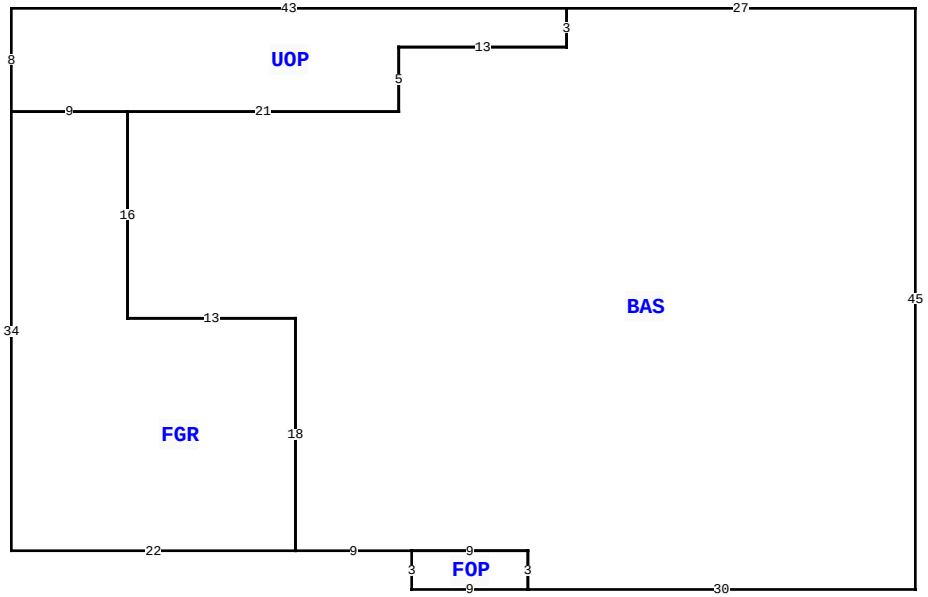
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	06	MANSARD 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100		2,211	180,952
FGR	540	55		297	24,307
FOP	27	30		8	655
UOP	279	20		56	4,583
TOTALS	3,057			2,572	210,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	114.4640	125.91	323,841	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2211 HX Base Yr



139 NW HERON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	4,089.00	UT	2.00	2.00	75	1993	1993	3	75	6,134	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,497
TOTAL MARKET OB/XF VALUE	8,734
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	286,431
SOH/AGL Deduction	0
ASSESSED VALUE	286,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,431
TOTAL JUST VALUE	286,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056344	Generator		08/17/2026
000045824	Roof Replacement	32,115	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2041	6/17/2026	WD	Q	I	01	295,000

GRANTOR: KELLY TERRY M

GRANTEE: HEINZ KATHERINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= W43 S8 E9 E21 N5 E13 N3$ S3 W13 S5 W21 FGR= W9 S34 E22 N18 W13 N16 $ S16 E13 S18 E9 FOP= S3 E9 N3 W9$ E9 S3 E30 N45$.

LAND DESCRIPTION

TOTAL OB/XF 8,734

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.84 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS