

LOT 14 ARBOR GREENE AT EMERALD L
64-2321, WD 1044-2552, WD 1300-2

HENDERSON JAMES
219 NW HERITAGE DR
LAKE CITY, FL 32055

2024

28-3S-16-02372-514

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	12 HARDWOOD 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	28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	217,713
FGR	420	55	231	21,640
FOP	64	30	19	1,780
FOP	235	30	70	6,558
TOTALS	3,043		2,644	247,690

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1,244.00	UT	3.00	3.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,644 128.0664 122.94 325,053 2006 2006 0 0 0 23.80 76.20

1 SINGLE FAM - 100% - 2018 Heated Area: 2324 HX Base Yr 2018

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/20/2023 MLU

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,690	
TOTAL MARKET OB/XF VALUE		3,732	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		279,422	
SOH/AGL Deduction		71,497	
ASSESSED VALUE		207,925	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		157,925	
TOTAL JUST VALUE		279,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23992	SFR	679	12/28/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1301/1596	9/22/2015	WD	Q	I	01
GRANTOR: STEPHEN N KIRALY					SALE PRICE
GRANTEE: JAMES HENDERSON					215,000
1300/2277	9/10/2015	WD	U	I	11
GRANTOR: THOMAS H EAGLE					100
GRANTEE: STEPHEN N KIRALY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 S7 FOP= W25 S6 E6 D3 R3 S2 E16 N11\$ S11 W16 N2 L3 U3 W6 N6 W24 S33 FGR= S20 E21 N20 W21\$ E21 S9 E8 FOP= S4 E12 N4 W4 N4 W4 S4 W4\$ E4 N4 E4 S4 E 12 N2 E15 N47\$.											