LOT 27 ARBOR GREENE AT EMERALD L
WD 1013-729, WD 1524-2303,

COUNARD KIRK D
PO BOX 9
LAKE CITY, FL 32056

2026

28-3S-16-02372-527

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

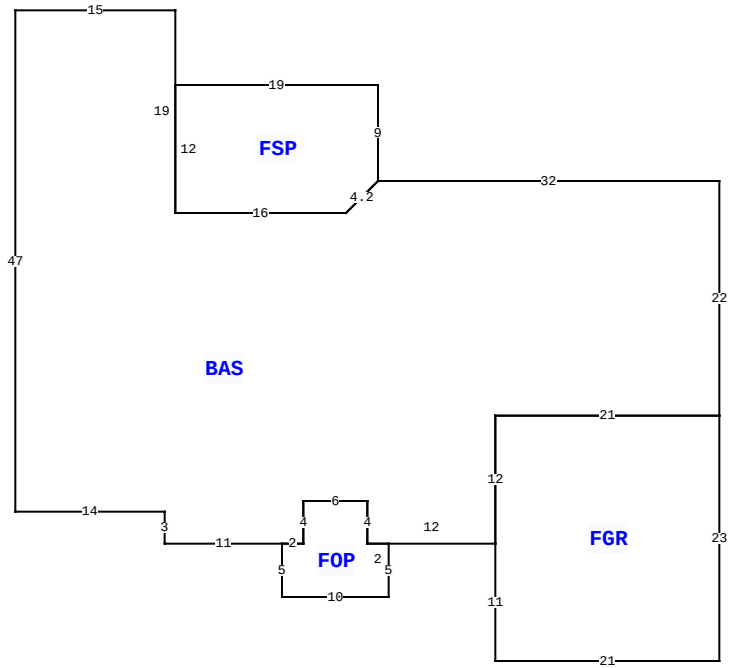
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100		2,114	226,520
FGR	483	55		266	28,502
FOP	74	30		22	2,358
FSP	224	40		90	9,643
TOTALS	2,895			2,492	267,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	114.0720	127.76	318,378	2004	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2025 Heated Area: 2114 HX Base Yr 2025



222 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,024
TOTAL MARKET OB/XF VALUE		5,548
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		307,572
SOH/AGL Deduction		0
ASSESSED VALUE		307,572
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		251,850
TOTAL JUST VALUE		307,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053917	Generator		08/26/2025
000053237	Storage Building	23,647	05/27/2025
000048541	Roof Replacement	29,400	10/31/2023
21874	SFR	628	05/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2303	10/04/2024	WD	Q	I	01	370,000
GRANTOR: CHIONG ROY O						
GRANTEE: COUNARD KIRK D						
1013/0729	4/19/2004	WD	Q	V		20,500
GRANTOR: DDP CORP						
GRANTEE: ROY O & ANNA LIZA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 D3L3 W16 N19 W15 S47 E14 S3 E11 E2 N4 E6 S4 E12 N12 E21 N22 $
FGR=[ORIG=-21,34] S11 E21 N23 W21 S12 $
FSP=[ORIG=-32,0] N9 W19 S12 E16 U3R3 $
FOP=[ORIG=-41,34] S5 E10 N5 W2 N4 W6 S4 W2 $
.

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	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,624.00	UT	2.00	2.00	100	2004	2004	3	100	3,248	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,548

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 10/23/2024 BY TP Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/17/2025 BY SYS