LOT 27 ARBOR GREENE AT EMERALD L
WD 1013-729.

CHIONG ROY O/CHIONG ANNA LIZA
222 NW HERITAGE DR
LAKE CITY, FL 32055

2024

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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

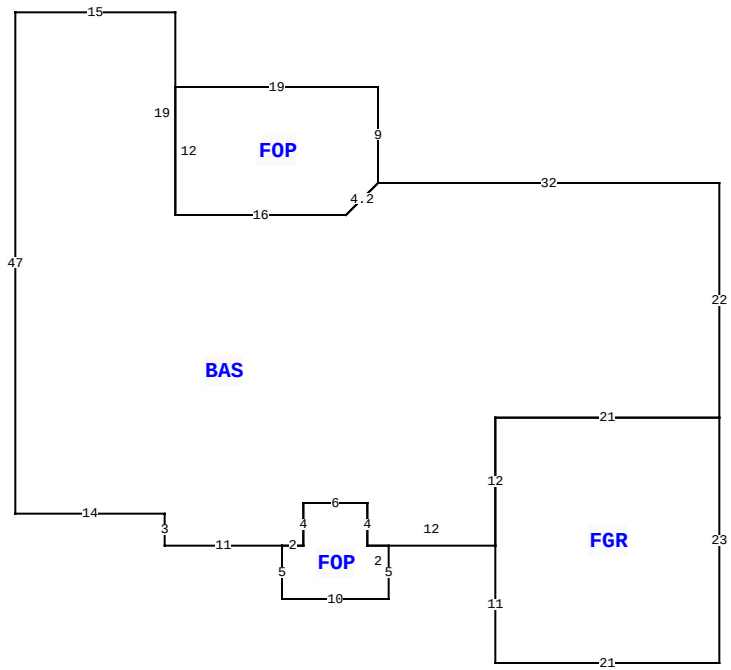
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	187,051
FGR	483	55	266	23,536
FOP	74	30	22	1,946
FOP	224	30	67	5,928
TOTALS	2,895		2,469	218,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	115.8360	111.20	274,553	2004	2004	0	0	0	20.43	79.57

1 SINGLE FAM – 100% - 2005 Heated Area: 2114 HX Base Yr 2005



222 NW HERITAGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,462
TOTAL MARKET OB/XF VALUE		5,548
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		252,010
SOH/AGL Deduction		79,792
ASSESSED VALUE		172,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,218
TOTAL JUST VALUE		252,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21874	SFR	628	05/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1013/0729	4/19/2004	WD	Q	V		20,500

GRANTOR: DDP CORP

GRANTEE: ROY O & ANNA LIZA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N9 W19 S12 E16 R3 U3 $ D3 L3 W16 N19 W15 S47 E14 S3 E11 FOP= S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR= S11 E21 N23 W21 S12$ N12 E21 N22$.

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	28,000.00	28,000.00	28,000							

REVIEW DATE 09/05/2018 BY KRBC Total Acres: 0.61 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/25/2023 BY SYS