LOT 1 EMERALD COVE S/D PHS 1.
WD 1068-2481, WD 1070-1281, CT 1

GORAS JOHN E
231 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2024

33-3S-16-02438-101

COLUMBIA COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

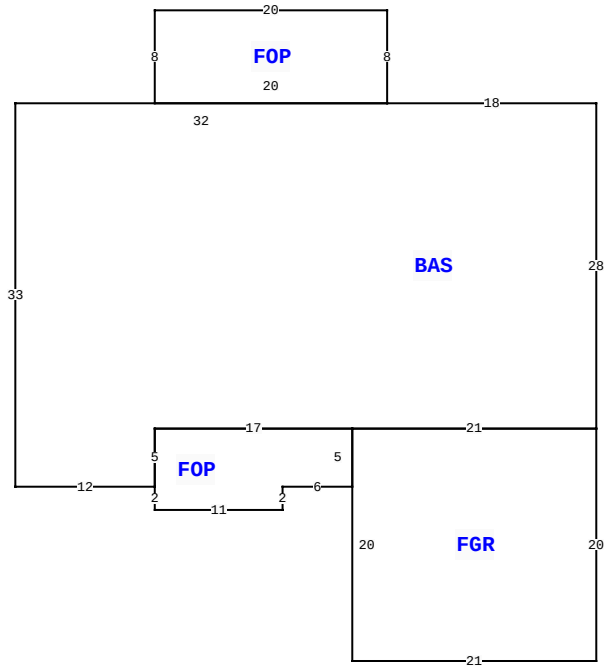
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1,460	176,815
FGR	420	55	231	27,976
FOP	107	30	32	3,875
FOP	160	30	48	5,813
TOTALS	2,147		1,771	214,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	121.4136	127.48	225,767	2018	2018	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 2022 Heated Area: 1460 HX Base Yr



231 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,479
TOTAL MARKET OB/XF VALUE	5,268
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	249,747
SOH/AGL Deduction	0
ASSESSED VALUE	249,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,747
TOTAL JUST VALUE	249,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048248	Solar Power Syste	23,542	09/22/2023
36235	SFR	771	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/1426	1/28/2021	WD	Q	I	01	220,000
GRANTOR: SUMNER ETHAN R						
GRANTEE: GORAS JOHN E						
1392/0029	8/15/2019	WD	U	I	30	100
GRANTOR: ALLSION ROSS						
GRANTEE: ETHAN R SUMNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W20 S8 E20$ W32 S33 E12 FOP= S2 E11 N2 E6 N5 W17 S5$ N5 E17 FGR= S20 E21 N20 W21$ E21 N28$.

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	0	0	0	1,008.00	UT	2.25	2.25	100	2018	2018	3	100	2,268	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,268

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/14/2023 BY KS Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/21/2024 BY SYS