COMM NW COR OF NE1/4 OF SE1/4, R
FT TO W R/W OF SW TUSTENUGGEE AV
R/W 701.88 FT FOR POB, RUN W 763

ZAKOWICH MARK S/ZAKOWICH MARTHA
113 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2026

06-6S-17-09615-006

BUILDING CHARACTERISTICS

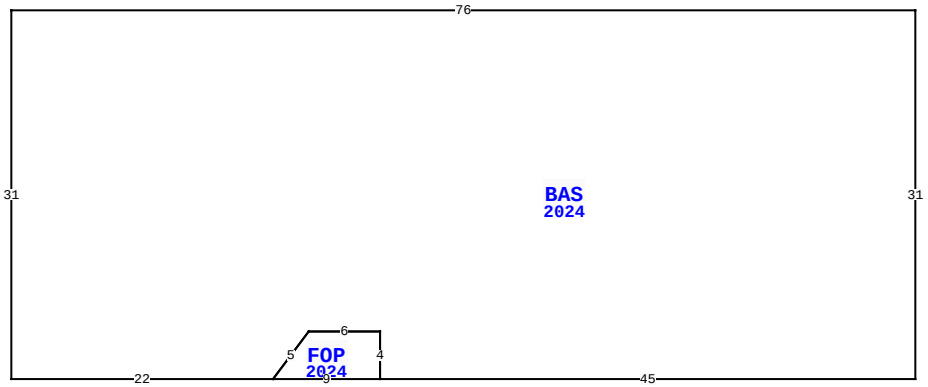
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2024	2,326	213,418
FOP	30	35	2024	10	918
TOTALS	2,356			2,336	214,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,336	113.5000	106.69	249,228	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2025 Heated Area: 2326 HX Base Yr 2025



113 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,336
TOTAL MARKET OB/XF VALUE		30,000
TOTAL LAND VALUE - MARKET		96,615
TOTAL MARKET VALUE		257,971
SOH/AGL Deduction		84,059
ASSESSED VALUE		173,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,190
TOTAL JUST VALUE		340,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046868	Mobile Home		03/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1516	1/03/2020	WD	Q	V	01	55,000
GRANTOR: MICHAEL J & JACQUELIN						
GRANTEE: MARK S & MARTHA ZAK						
1315/2441	5/18/2016	WD	U	V	11	0
GRANTOR: RODNEY L & DEBORAH T						
GRANTEE: MICHAEL J & JACQUEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=-15,21] N4 W6 D4L3 E9 $
BAS=[YR=2024;ORIG=30,-10] W76 S31 E22 U4R3 E6 S4 E45 N31 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	100	2024	2023		100	22,500	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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	0200	C	MBL HM	100					1.17	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,115							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 05/15/2023 BY JB Total Acres: 10.17 Total Land Value: 13,635 Market: 85,500 Agricultural: 2,520 Common: 11,115 PRINTED 10/03/2025 BY SYS