

LOT 55 EMERALD LAKES PHASE 2.
808-651, DC 877-1536, 877-1538,

PEDRO LUIS A A/PEDRO GISELL RAMPAZZO
147 NW ZACK DR
LAKE CITY, FL 32055

2026

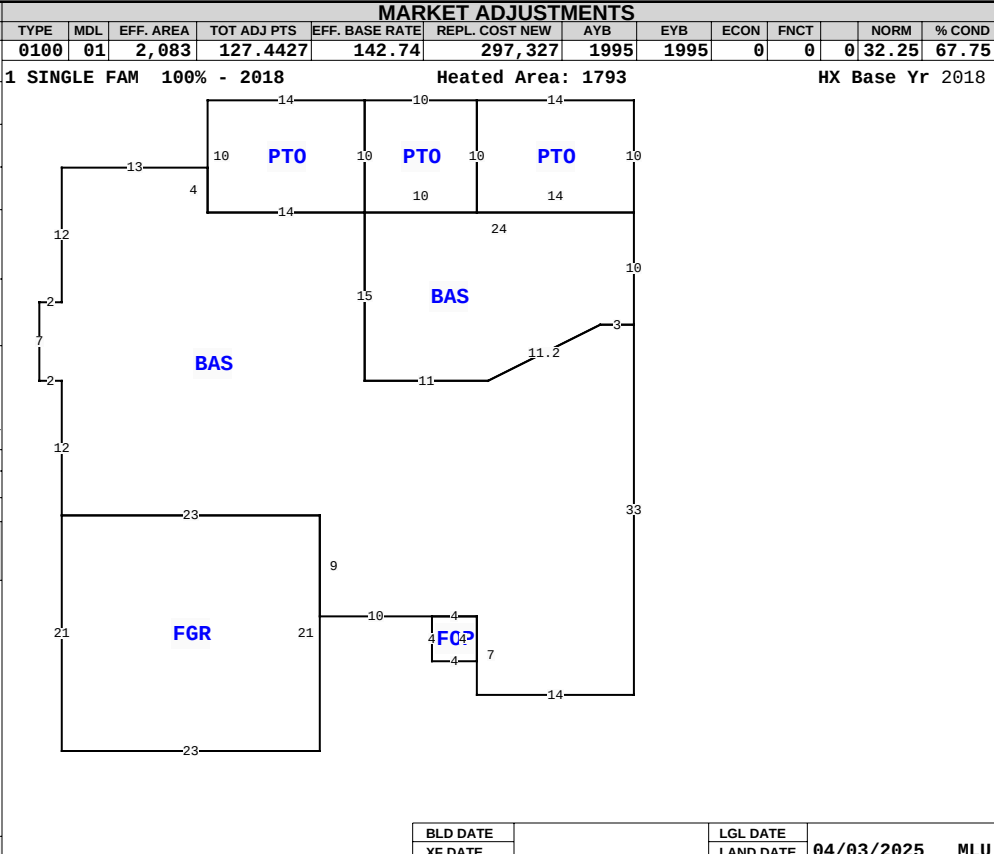
28-3S-16-02372-255

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	320	100		320	30,946
BAS	1,473	100		1,473	142,448
FGR	483	55		266	25,724
FOP	16	30		5	484
PTO	100	5		5	484
PTO	140	5		7	677
PTO	140	5		7	677
TOTALS	2,672			2,083	201,439

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1995
2	0166	CONC, PAVMT	0 100	0	0	1,513.00	UT	1.50	1.50	100	1995
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1995
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017

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		A-1	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
4,470											
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		A-1	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		201,439	
TOTAL MARKET OB/XF VALUE		4,470	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		244,409	
SOH/AGL Deduction		89,834	
ASSESSED VALUE		154,575	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		103,853	
TOTAL JUST VALUE		244,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31672	MAINT/ALTR	45	01/06/2014
9929	SFR	250	07/07/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1333/1862	3/23/2017	WD	Q	I	01
GRANTOR: YOUNG Y REAGIN					
GRANTEE: LUIS A A & GISELLE					
1221/1662	9/21/2011	QC	U	I	11
GRANTOR: JEFFOREY REAGIN					
GRANTEE: YOUNG Y REAGIN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W14 N4 W13 S12 W2 S7 E2 S12 FGR= S21 E23 N21 W23 \$ E23S9 E10 FOP= S4 E4 N4 W4\$ E4 S7 E14 N33 BAS= N10 W24 S15 E11 U5 R10 E3\$ W3 L10 D5 W11 N15 PTO= E10 PTO= E14 N10 W14 S10\$ N10 W10 S10\$ PTO= N10 W14 S10 E14\$.											