

LOT 56 EMERALD LAKES PHASE 2.
817-1473-75, 968-683, WD 1382-75

GARCIA JENNIFER LYNN/PARKS HANNAH LINDSEY
161 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-256

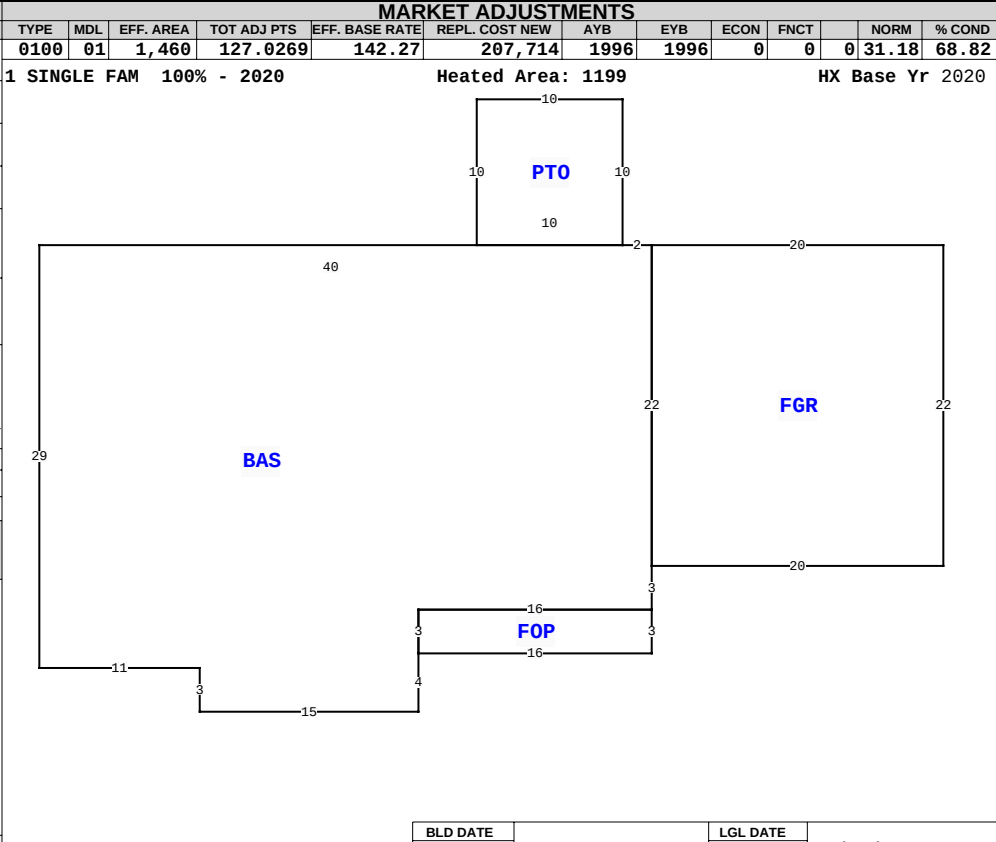
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	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	1,199	100		1,199	117,395
FGR	440	55		242	23,694
FOP	48	30		14	1,371
PTO	100	5		5	489
TOTALS	1,787			1,460	142,949

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1.50	1.50
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		142,949	
TOTAL MARKET OB/XF VALUE		3,034	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		180,983	
SOH/AGL Deduction		56,359	
ASSESSED VALUE		124,624	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		73,902	
TOTAL JUST VALUE		180,983	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10800	SFR	210	02/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0755	4/09/2019	WD	Q	I	01	138,000
GRANTOR: RYAN C & PAMELA TOUCH						
GRANTEE: JENNIFER LYNN GARCIA						
0968/0683	11/13/2002	WD	Q	I		89,000
GRANTOR: MICHAEL & TERI BRYANT						
GRANTEE: RYAN C & PAMELA TOU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W2 PTO= N10 W10 S10 E10\$ W40 S29 E11 S3 E15 N4 FOP= E16 N3 W16 S3\$ N3 E16 N3 FGR= E20 N22 W20 S22\$ N22\$.									