LOT 57 EMERALD LAKES PHASE 2.

805-2055-57, WD 1017-2247, WD 10

PONTZER STEPHEN PAUL
179 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-257

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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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

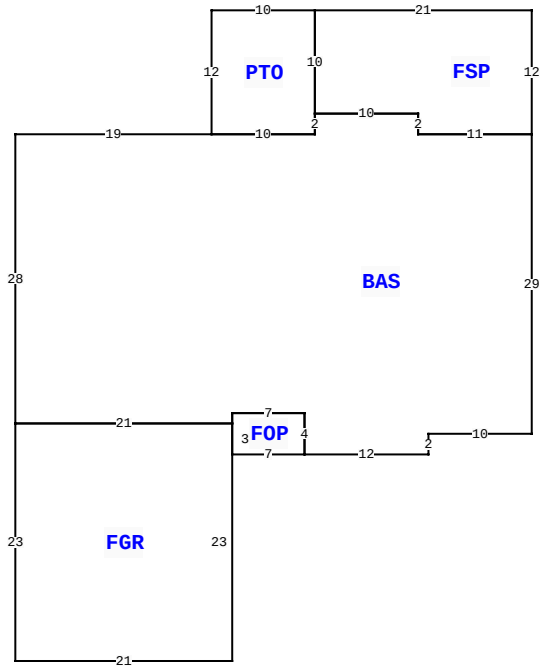
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100		1,459	141,124
FGR	483	55		266	25,729
FOP	28	30		8	774
FSP	232	40		93	8,996
PTO	120	5		6	581
TOTALS	2,322			1,832	177,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	127.4700	142.77	261,555	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2019 Heated Area: 1459 HX Base Yr 2019



179 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,204
TOTAL MARKET OB/XF VALUE		3,807
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		216,011
SOH/AGL Deduction		76,365
ASSESSED VALUE		139,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,924
TOTAL JUST VALUE		216,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9786	SFR	240	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0632	9/30/2016	WD	Q	I	01	134,000
GRANTOR: JAMES R HEADRICK						
GRANTEE: STEPHEN PAUL PONTZE						
1042/1559	4/01/2005	WD	Q	I		147,500
GRANTOR: JAMES D & SALLY P EHL						
GRANTEE: JAMES R HEADRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S28 FGR= S23 E21 N23 W21$ E21 FOP= S3 E7 N4 W7S1$ N1 E7 S4 E12 N2 E10 N29 FSP= N12 W21 S10 E10 S2 E11$ W11 N2 W10 PTO= N10 W10 S12 E10 N2$ S2 W10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,738.00	UT	1.50	1.50	100	1995	1995	3	100	2,607	

LAND DESCRIPTION

TOTAL OB/XF 3,807

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/09/2023 BY KS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS