

LOT 60 PHASE 2 EMERALD LAKES S/D
813-2072,2074, 814-1147, 833-248

CRISAFULLI SEAN S/CRISAFULLI RAYVEN N
243 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-260

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 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
Architectural	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	1,296	100		1,296	125,509
FEP	168	80		134	12,977
FGR	440	55		242	23,436
FOP	72	30		22	2,131
FSP	96	40		38	3,680
FSP	240	40		96	9,297
TOTALS	2,312			1,828	177,030

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0166	CONC, PAVMT	0 100	0	0	2,143.00	UT	1.50	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	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

REVIEW DATE 03/09/2023 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,828	125.6409	140.72	257,236	1996	1996	0	0	0 31.18	68.82	
1 SINGLE FAM 100% - 2018 Heated Area: 1296 HX Base Yr 2018												
243 NW ZACK DR, LAKE CITY												

TOTAL OB/XF 7,915												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996
2	0166	CONC, PAVMT	0 100	0	0	2,143.00	UT	1.50	1.50	100	1996	1996
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF 7,915												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,030	
TOTAL MARKET OB/XF VALUE		7,915	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		219,945	
SOH/AGL Deduction		80,616	
ASSESSED VALUE		139,329	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		88,607	
TOTAL JUST VALUE		219,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10622	SFR	220	01/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1957	5/24/2017	WD	Q	I	01	137,000
GRANTOR: CHRISTOPHER D & KALEN						
GRANTEE: SEAN S & RAYVEN N C						
1272/2259	4/10/2014	WD	Q	I	01	120,000
GRANTOR: PAUL STEPHEN JONES AS						
GRANTEE: CHRISTOPHER D & KAL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W8 FSP= N12 W8 S12 E8\$ W8 FEP= N12 W14 S12 E14 \$ W32 S27 E15 FOP= S4 E18 N4 W18\$ E33 N5 FGR= E20 N22 W20 S22\$ N22\$ FSP= E12 N12 W20 S12 E8\$.									