LOT 62 EMERALD LAKES PHASE 2.

802-638-640, 817-967, QC 1009-10

FRANDLE STEVEN L/FRANDLE MARY A
220 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-262

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

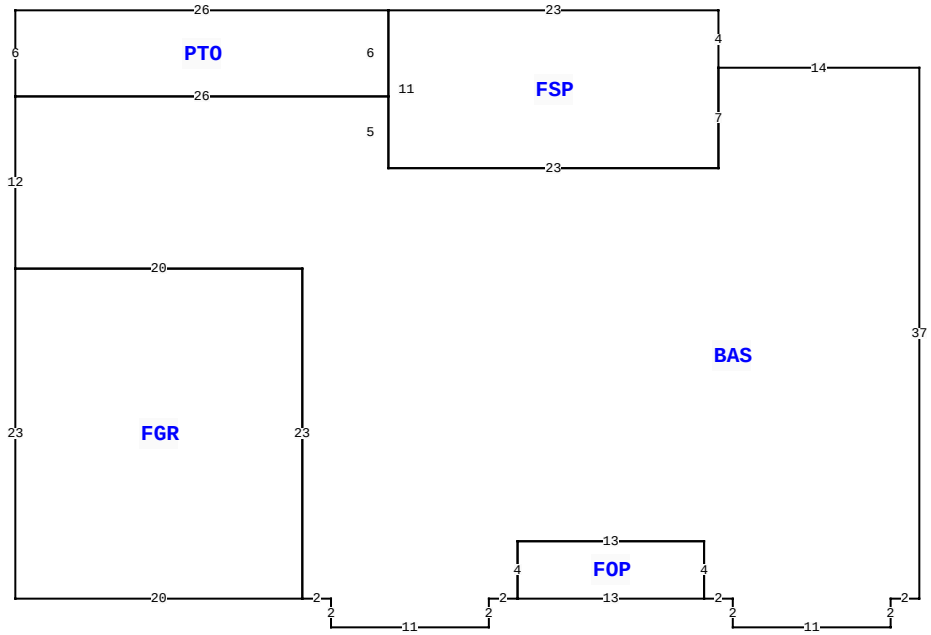
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100		1,650	160,210
FGR	460	55		253	24,566
FOP	52	30		16	1,553
FSP	253	40		101	9,807
PTO	156	5		8	777
TOTALS	2,571			2,028	196,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	123.8496	138.71	281,304	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2015 Heated Area: 1650 HX Base Yr 2015



220 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		196,913
TOTAL MARKET OB/XF VALUE		3,244
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,157
SOH/AGL Deduction		92,587
ASSESSED VALUE		142,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,848
TOTAL JUST VALUE		235,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9291	SFR	270	01/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0071	3/13/2014	WD	Q	I	01	137,500
GRANTOR: SUZANNE A HERDER TRUS						
GRANTEE: STEVEN L & MARY A F						
0802/0640	2/25/1995	WD	Q	I		88,900
GRANTOR: RUSSELL NORTH CONST						
GRANTEE: WILLIAM W SR & SUZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N4 W23 S11 E23N7$ S7 W23 N5 PTO= N6 W26 S6 E26$ W26 S12 FGR= S23 E20 N23W20$ E20 S23 E2 S2 E11 N2 E2 FOP= E13 N4 W13 S4$ N4 E13 S4E2 S2 E11 N2 E2 N37$.

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	0166	CONC,PAVMT	0	100	0	0	1,496.00	UT	1.50	1.50	100	1995	1995	3	100	2,244	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1995	1995	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,244

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 09/05/2018 BY KR Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS