

LOT 99 EMERALD LAKES PHASE 4.
814-1147, 833-2480, WD 1280-1643

JACOBSON CORY/JACOBSON ALLISON
263 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-399



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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
BAS	1,746	100
FGR	462	55
FOP	78	30
FOP	90	30
TOTALS	2,376	2,050

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,050	119.9100	134.30	275,315	2015	2015	0	0	0	10.00	90.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1746 HX Base Yr													
263 NW ZACK DR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	0	1,768.00	UT	2.00	2.00	100	2015	2015
2	0280	POOL R/CON	0	0	15	24	360.00	UT	70.00	70.00	100	2017	2017
3	0282	POOL ENCL	0	0	32	42	1,344.00	UT	15.00	15.00	100	2017	2017
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,784	
TOTAL MARKET OB/XF VALUE		62,195	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		344,979	
SOH/AGL Deduction		0	
ASSESSED VALUE		344,979	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		344,979	
TOTAL JUST VALUE		344,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32548	SFR	713	12/17/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/806	7/31/2023	WD	Q	I	01	369,900
GRANTOR: DASKOSKI JERRY						
GRANTEE: JACOBSON CORY						
1417/0297	8/03/2020	QC	U	I	30	100
GRANTOR: JERRY DASKOSKI						
GRANTEE: JERRY & DEBBIE DARL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W15 FOP= N13 W6 S13 E6\$ W6 N13 W14 S13 W17 S38 E12 N2 FOP= E18 N5 W18 S5\$ N5 E18 FGR= S14 E11 S2 E11 N22 W22 S6\$ N6 E22 N25\$.													