LOT 112 EMERALD LAKES PHASE 4.

814-1147, 859-1330, WD 1010-274,

SANTOS ANGEL ENRIQUE/SANTOS OLGA IRIS
335 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-412

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

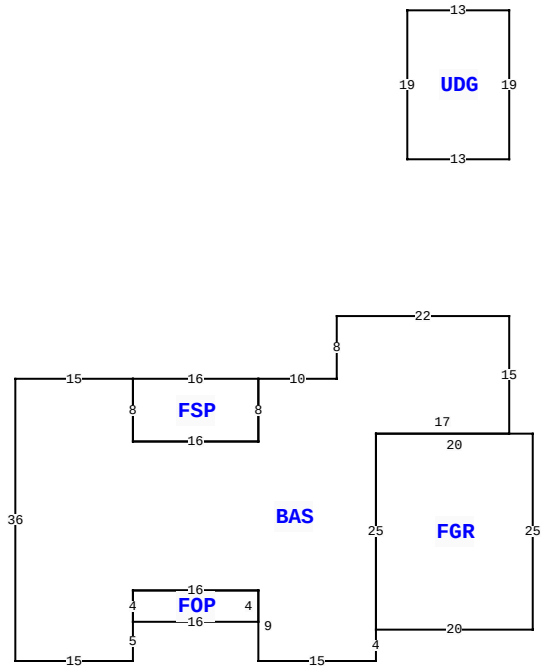
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,679	100		1,679	178,948
FGR	500	55		275	29,310
FOP	64	30		19	2,025
FSP	128	40		51	5,436
UDG	247	55		136	14,495
TOTALS	2,618			2,160	230,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	130.3533	146.00	315,360	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2022 Heated Area: 1679 HX Base Yr 2022



335 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		230,213
TOTAL MARKET OB/XF VALUE		3,294
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,507
SOH/AGL Deduction		87,754
ASSESSED VALUE		180,753
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		80,031
TOTAL JUST VALUE		268,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051312	Roof Replacement	16,911	10/30/2024
14104	SFR	285	06/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/622	3/09/2021	WD	Q	I	01	225,000
GRANTOR: MCKENNA JOANNE E TRUS						
GRANTEE: SANTOS ANGEL ENRIQU						
1396/1388	10/09/2019	WD	Q	I	01	189,900
GRANTOR: RUTH J SWANSON						
GRANTEE: JOANNE E MCKENNA TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S8 W10 FSP= W16 S8 E16 N8$ S8 W16 N8 W15 S36 E15 N5 FOP= E16 N4 W16 S4$ N4 E16 S9 E15 N4 FGR= E20 N25 W20 S25$ N25 E17 N15$ PTR= N20 UDG= N19 W13 S19 E13$ S20$.

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	1,647.00	UT	2.00	2.00	100	1998	1998	3	100	3,294	

LAND DESCRIPTION

TOTAL OB/XF 3,294

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS