LOT 115 EMERALD LAKES PHASE 4.

814-1147, 864-1038, 948-254, WD

BAER JAMES L/BAER KALEIGH M
391 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-415

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

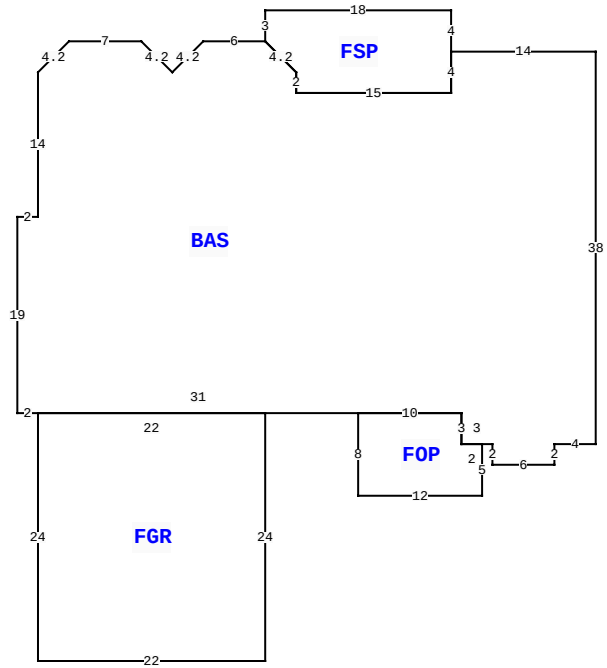
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,926	100		1,926	195,074
FGR	528	55		290	29,372
FOP	90	30		27	2,735
FSP	134	40		54	5,469
TOTALS	2,678			2,297	232,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	126.2151	141.36	324,704	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2005 Heated Area: 1926 HX Base Yr 2005



391 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		232,650
TOTAL MARKET OB/XF VALUE		6,950
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,600
SOH/AGL Deduction		83,828
ASSESSED VALUE		190,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,050
TOTAL JUST VALUE		274,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21302	SFR	475	12/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1850	6/27/2023	WD	U	I	11	100
GRANTOR: BAER JAMES L						
GRANTEE: BAER JAMES L						
1015/1167	5/13/2004	WD	Q	I		169,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JAMES L & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N4 W18 S3 D3 R3 S2 E15 N4$ S4 W15 N2 L3 U3 W6 D3 L3 L3 U3 W7 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22$ E31 FOP= S8 E12 N5 W2 N3 W10$ E10 S3 E3 S2 E6 N2 E4 N38$.

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	2,375.00	UT	2.00	2.00	100	2004	2004	3	100	4,750	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,950

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 08/31/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS