LOT 131 EMERALD LAKES PHASE 4.
814-1147, 830-2463, 837-1037, WD

JONES JOHN P/JONES PAULETTE J
495 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-431

BUILDING CHARACTERISTICS

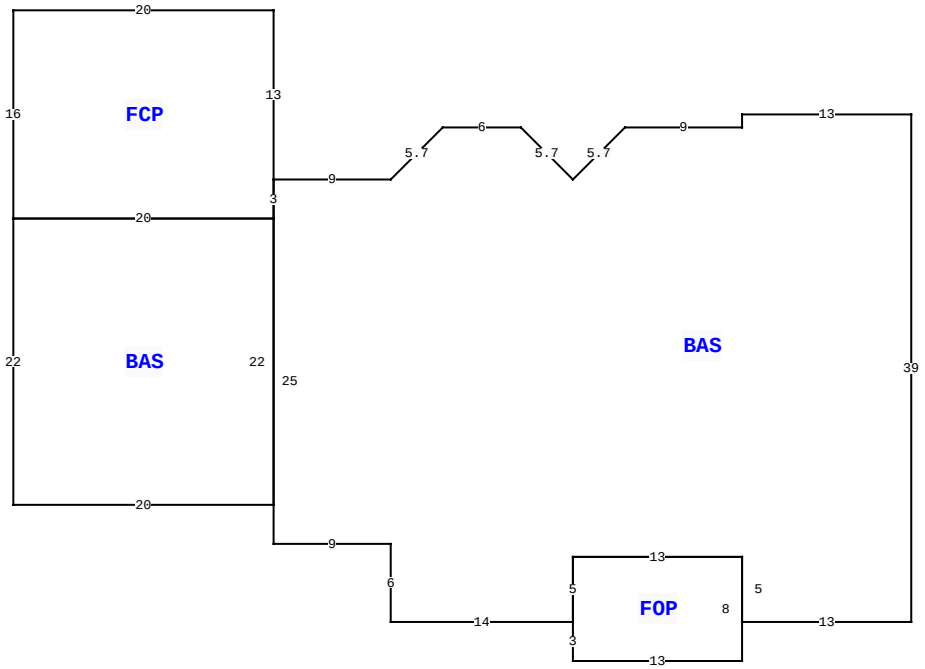
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	440	100		440	45,904
BAS	1,696	100		1,696	176,940
FCP	320	25		80	8,346
FOP	104	30		31	3,234
TOTALS	2,560			2,247	234,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	129.3732	144.90	325,590	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2005 Heated Area: 2136 HX Base Yr 2005



495 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	2,428.00	UT	2.00	2.00	100	1997	1997	3	100	4,856	
2	0294	SHED WOOD/	0	100	14	14	196.00	UT	7.50	7.50	100	1997	1997	3	100	1,470	
3	0060	CARPORT F	0	100	16	35	560.00	UT	5.00	5.00	100	1997	1997	3	100	2,800	
4	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00	70.00	100	2005	2005	3	47	10,133	
5	0282	POOL ENCL	0	100	18	36	648.00	UT	15.00	15.00	100	2005	2005	3	40	3,888	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,425
TOTAL MARKET OB/XF VALUE		24,947
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,372
SOH/AGL Deduction		97,284
ASSESSED VALUE		197,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,366
TOTAL JUST VALUE		294,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22572	POOL	140	12/08/2004
11856	SFR	230	11/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/1460	6/15/2004	WD	Q	I		160,000
GRANTOR: RICHARD & CONNIE TATU						
GRANTEE: JOHN P & PAULETTE J						
0837/1037	4/02/1997	WD	Q	I		85,900
GRANTOR: BLACKWELL CONST						
GRANTEE: RICHARD & CONNIE TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S1 W9 D4 L4 L4 U4 W6 D4 L4 W9 FCP= N13 W20 S16 E20 N3$ S3 BAS= W20 S22 E20 N22$ S25 E9 S6 E14 FOP= S3 E13 N8 W13 S5$ N5 E13 S5 E13 N39$.

LAND DESCRIPTION

TOTAL OB/XF 24,947

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 08/30/2018 BY KR Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS