

LOT 132 EMERALD LAKES PHASE 4.
814-1147, 838-917, 852-1819, 861

DUBOIS JAMES/DUBOIS PALA
515 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-432



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
---------	--	----------	----

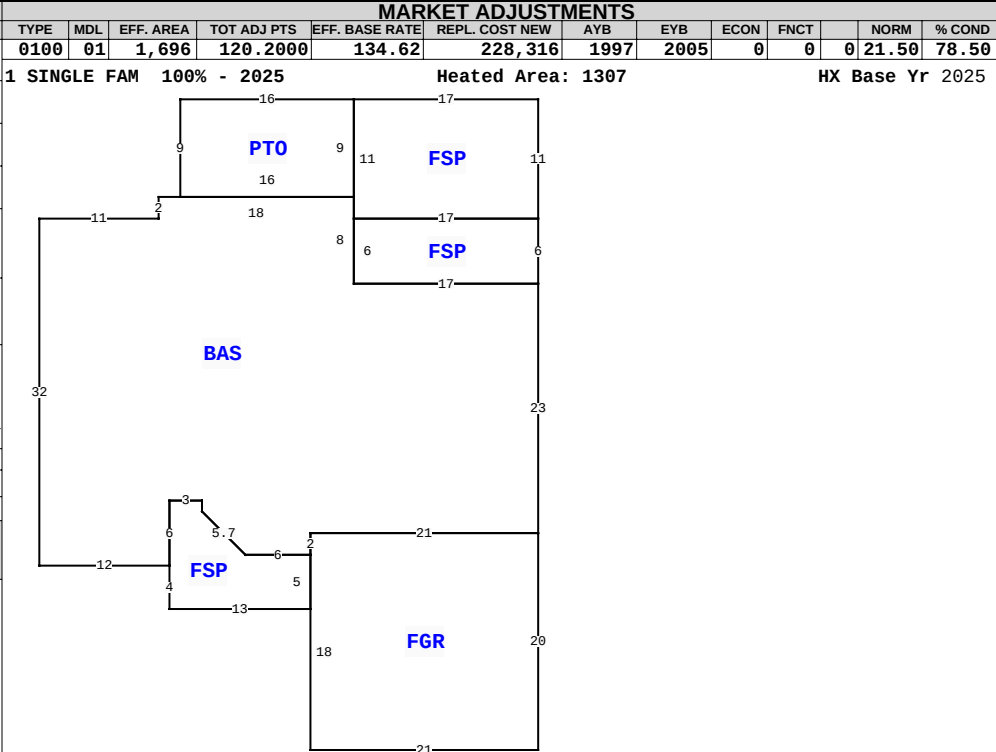
NEIGHBORHOOD/LOC	28316.050	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100		1,307	138,119
FGR	420	55		231	24,411
FSP	88	40		35	3,699
FSP	102	40		41	4,332
FSP	187	40		75	7,926
PTO	144	5		7	739

TOTALS	2,248			1,696	179,228
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,764.00	UT	1.50
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00



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

L N	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	1,764.00	UT	1.50	1.50	100	1997	1997	3	100	2,646	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	75	1997	1997	3	75	945	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF										5,591							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						179,228
TOTAL MARKET OB/XF VALUE						5,591
TOTAL LAND VALUE - MARKET						35,000
TOTAL MARKET VALUE						219,819
SOH/AGL Deduction						70,343
ASSESSED VALUE						149,476
TOTAL EXEMPTION VALUE			HX HB			50,722
BASE TAXABLE VALUE						98,754
TOTAL JUST VALUE						219,819
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						222,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042311	Roof Replacement	11,402	07/13/2021
11807	SFR	255	10/29/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1527/64	11/06/2024	WD	Q	I	01	275,000	
GRANTOR: FAIRCLOTH MELONIE T							
GRANTEE: DUBOIS JAMES							
1297/2238	7/10/2015	WD	Q	I	01	125,000	
GRANTOR: CHARLES & CHRISTA LAN							
GRANTEE: MELONIE T FAIRCLOTH							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W11 S32 E12 FSP= S4 E13N5 W6 L4 U4 N1 W3 S6\$ N6 E3 S1 D4 R4 E6 FGR= S18 E21 N20 W21 S2\$ N2 E21 N23 FSP= N6 FSP= N11 W17 S11 E17\$ W17 S6 E17\$ W17 N8 PTO= N9 W16 S9 E16\$ W18 S2\$. .									