LOT 138 EMERALD LAKES PHASE 4.
814-1147, 855-2153, PB 988-1737,

NIETO JEANNE NOEL/NIETO ALONZO SARAFINO
450 NW ZACK DR
LAKE CITY, FL 32055

**2026**

**28-3S-16-02372-438**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

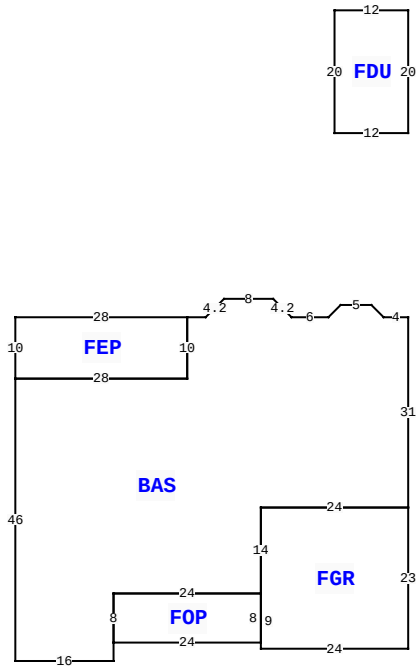
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 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 | 03 | 03 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,487 | 100 | | 2,487 | 271,973 |
| FDU | 240 | 60 | | 144 | 15,748 |
| FEP | 280 | 80 | | 224 | 24,496 |
| FGR | 552 | 55 | | 304 | 33,244 |
| FOP | 192 | 30 | | 58 | 6,343 |
| TOTALS | 3,751 | | | 3,217 | 351,804 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,217 | 137.5790 | 154.09 | 495,708 | 1998 | 1998 | 0 | 0 | 0 | 29.03 | 70.97 |

1 SINGLE FAM 100% - 2023 Heated Area: 2487 HX Base Yr 2023




450 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 | | 351,804 |
| TOTAL MARKET OB/XF VALUE | | 22,993 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 409,797 |
| SOH/AGL Deduction | | 31,456 |
| ASSESSED VALUE | | 378,341 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 277,619 |
| TOTAL JUST VALUE | | 409,797 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 415,151 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30333 | MAINT/ALTR | 0 | 08/02/2012 |
| 14175 | POOL | 90 | 06/22/1998 |
| 14131 | SFR | 360 | 06/12/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/1553 | 8/31/2022 | WD | Q | I | 05 | 475,000 |
| GRANTOR: FOURAKER RICHARD | | | | | | |
| GRANTEE: NIETO JEANNE NOEL | | | | | | |
| 1233/0365 | 4/12/2012 | WD | Q | I | 01 | 270,000 |
| GRANTOR: JAMES E & MARGARET RI | | | | | | |
| GRANTEE: RICHARD & JANA FOUR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 U2 L2 W5 L2 D2 W6 U3 L3 W8 L3 D3 W3 FEP= W28 S10 E28 N10$ S10 W28 S46 E16 N3 FOP= E24 N8 W24 S8$ N8E24 FGR= S9 E24 N23 W24 S14$ N14 E24 N31$ PTR= N30 FDU= N20 W12 S20 E12$ S30$.

## 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 | 0280 | POOL R/CON | 0 | 100 | 17 | 27 | 459.00 | UT | 70.00 | 70.00 | 100 | 1998 | 1998 | 3 | 40 | 12,852 | |
| 2 | 0264 | PRCH,FSP | 0 | 100 | 28 | 42 | 1,176.00 | UT | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 100 | 4,704 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,994.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,991 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 10 | 25 | 250.00 | UT | 5.00 | 5.00 | 75 | 1998 | 1998 | 3 | 75 | 938 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 11 | 14 | 154.00 | UT | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 100 | 308 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,993

| 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 09/05/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS