

**ANUEZ LUIS P**  
422 NW ZACK DR  
LAKE CITY, FL 32055

28-3S-16-02372-439

| BUILDING CHARACTERISTICS |                  |                           |                      |              |                      | MARKET ADJUSTMENTS         |       |                          |                |                |                |                 |        |                |                 |                           |            | COLUMBIA COUNTY PROPERTY    |              |            |      |     |    |          |           |  |  |  |  | PAGE 1 of 1     | 2 |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|---------------------------|----------------------|--------------|----------------------|----------------------------|-------|--------------------------|----------------|----------------|----------------|-----------------|--------|----------------|-----------------|---------------------------|------------|-----------------------------|--------------|------------|------|-----|----|----------|-----------|--|--|--|--|-----------------|---|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD                        | CONSTRUCTION         |              |                      | TYPE                       | MDL   | EFF. AREA                | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB    | ECON           | FNCT            | NORM                      | % COND     | VALUATION SUMMARY           |              |            |      |     |    | STANDARD |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 19                        | COMMON BRK 70        |              |                      | 0100                       | 01    | 1,797                    | 145.2990       | 162.73         | 292,426        | 1997            | 2005   |                | 0               | 0                         | 20.43      | 79.57                       | VALUATION BY |            |      |     |    |          | TAX DIST: |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 31                        | VINYL SID 30         |              |                      | 1 SINGLE FAM - 100% - 2023 |       |                          |                |                |                |                 |        |                |                 |                           |            | Heated Area: 1489           |              |            |      |     |    |          |           |  |  |  |  | HX Base Yr 2023 |   |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 08                        | IRREGULAR 100        |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | 232,683                     |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 14                        | PREFIN MT 100        |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | TOTAL MARKET OB/XF VALUE    |              |            |      |     |    |          |           |  |  |  |  | 3,170           |   |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05                        | DRYWALL 100          |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | TOTAL LAND VALUE - MARKET   |              |            |      |     |    |          |           |  |  |  |  | 35,000          |   |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14                        | CARPET 90            |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | TOTAL MARKET VALUE          |              |            |      |     |    |          |           |  |  |  |  | 270,853         |   |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 11                        | CLAY TILE 10         |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | SOH/AGL Deduction           |              |            |      |     |    |          |           |  |  |  |  | 20,710          |   |  |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03                        | CENTRAL 100          |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | ASSESSED VALUE              |              |            |      |     |    |          |           |  |  |  |  | 250,143         |   |  |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04                        | AIR DUCTED 100       |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | TOTAL EXEMPTION VALUE       |              |            |      |     |    |          |           |  |  |  |  | HX HB 50,722    |   |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |                           | 3 100                |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | BASE TAXABLE VALUE          |              |            |      |     |    |          |           |  |  |  |  | 199,421         |   |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |                           | 2 100                |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | TOTAL JUST VALUE            |              |            |      |     |    |          |           |  |  |  |  | 270,853         |   |  |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 01                        | NONE 100             |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            | NCON VALUE                  |              |            |      |     |    |          |           |  |  |  |  | 0               |   |  |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.                        | 1. 100               |              |                      | INCOME VALUE               |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Architectual             |                  | 05                        | CONV 100             |              |                      | PREVIOUS YEAR MKT VALUE    |       |                          |                |                |                |                 |        |                |                 |                           |            | 254,272                     |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Units                    |                  |                           | 0 100                |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Condition Adj            |                  | 04                        | 04 100               |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus            |                  | 01                        | 01 100               |              |                      |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| 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                      | 1,489            | 100                       |                      | 1,489        | 192,802              |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| FGR                      | 440              | 55                        |                      | 242          | 31,335               |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 78               | 30                        |                      | 23           | 2,978                |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 104              | 30                        |                      | 31           | 4,014                |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| PTO                      | 230              | 5                         |                      | 12           | 1,554                |                            |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,341                     |                      |              | 1,797                | 232,683                    |       |                          |                |                |                |                 |        |                |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  | 422 NW ZACK DR, LAKE CITY |                      |              |                      |                            |       |                          |                |                |                |                 |        |                |                 | BLD DATE                  |            | LGL DATE                    |              | 04/03/2025 | 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          | 2,113.00             | UT                         | 1.50  |                          | 1.50           | 100            | 1997           | 1997            | 3      | 100            | 3,170           |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  | TOTAL OB/XF               |                      |              |                      |                            |       |                          |                |                |                |                 |        | 3,170          |                 |                           |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS                       | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                   | FRONT | DEPTH                    | TOT LND UTS    | UNIT TYPE      | D T            | DPHT 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              |                  | 09/20/2022                |                      | BY           | ME                   | Total Acres: 0.50          |       | Total Land Value: 35,000 |                | Market: 0      |                | Agricultural: 0 |        | Common: 35,000 |                 | PRINTED 06/20/2025 BY SYS |            |                             |              |            |      |     |    |          |           |  |  |  |  |                 |   |  |  |  |  |  |  |  |  |  |  |