LOT 140 EMERALD LAKES PHASE 4.

814-1147, 896-1335, 907-363, 956

PRICE ASHLEY LEANNE
396 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-440

BUILDING CHARACTERISTICS

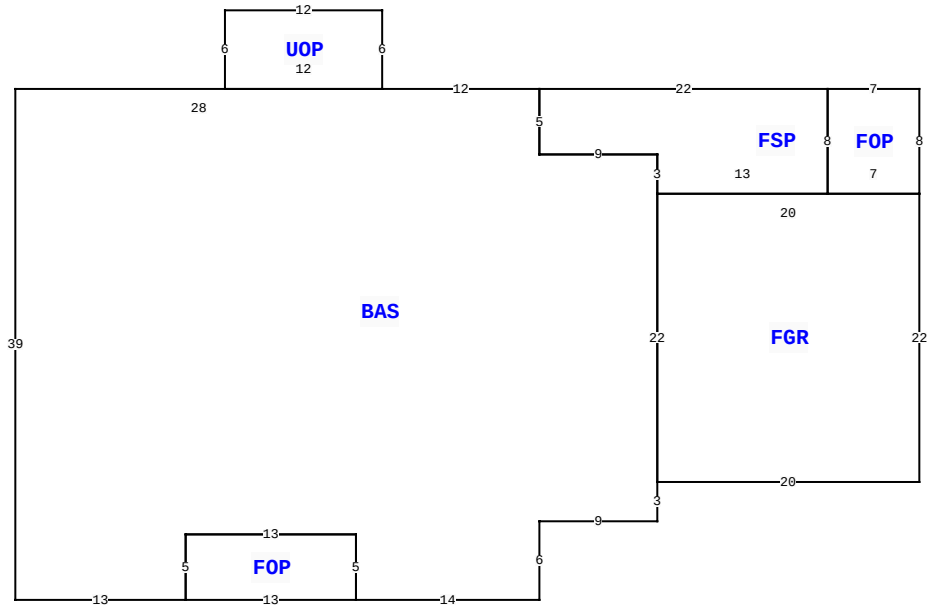
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,747	100		1,747	170,253
FGR	440	55		242	23,584
FOP	56	30		17	1,657
FOP	65	30		20	1,949
FSP	149	40		60	5,847
UOP	72	20		14	1,364
TOTALS	2,529			2,100	204,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	118.9980	133.28	279,888	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2014 Heated Area: 1747 HX Base Yr 2014



396 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,654
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		243,538
SOH/AGL Deduction		87,551
ASSESSED VALUE		155,987
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,265
TOTAL JUST VALUE		243,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048712	Roof Replacement	16,755	11/20/2023
16892	SFR	280	04/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/0308	1/31/2013	WD	Q	I	01	145,000
GRANTOR: DALE & SHARLEEN DOWNI						
GRANTEE: ASHLEY L PRICE						
0956/0003	6/17/2002	WD	Q	I		128,200
GRANTOR: CASHNER						
GRANTEE: DALE & SHARLEEN DOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N6 W12 S6 E12$ W28 S39 E13 FOP= E13 N5 W13 S5$ N5 E13 S5 E14 N6 E9 N3 FGR= E20 N22 W20 S22$ N22 FSP= E13 FOP= E7 N8 W7 S8$ N8 W22 S5 E9 S3$ N3 W9 N5$.

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	1,589.00	UT	1.50	1.50	100	2000	2000	3	100	2,384	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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 01/25/2024 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS