LOT 141 EMERALD LAKES PHASE 4.
814-1147, 844-2068, 868-2139, 88

RUSSELL PHILLIP E/RUSSELL JADA R
368 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-441

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

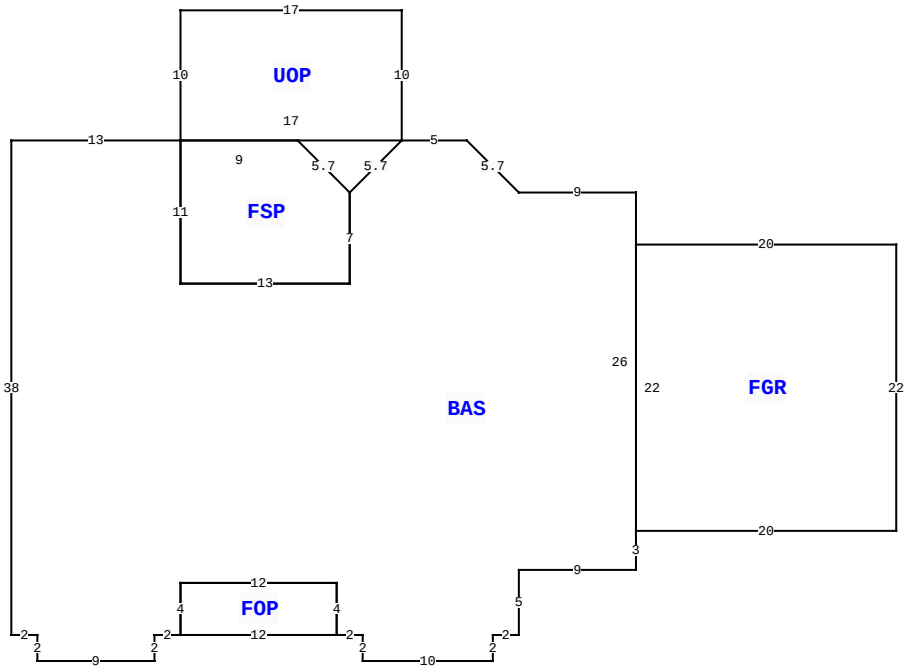
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,574	100		1,574	148,674
FGR	440	55		242	22,859
FOP	48	30		14	1,323
FSP	135	40		54	5,101
UOP	170	20		34	3,211
TOTALS	2,367			1,918	181,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	115.3350	129.18	247,767	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2002 Heated Area: 1574 HX Base Yr 2002



368 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		181,167
TOTAL MARKET OB/XF VALUE		5,082
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,249
SOH/AGL Deduction		79,717
ASSESSED VALUE		141,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,810
TOTAL JUST VALUE		221,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12805	SFR	265	07/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0896/1612	2/02/2000	WD	Q	I		101,000
GRANTOR: KEEN & KEEN						
GRANTEE: PHILLIP & JADA RUSS						
0887/0787	8/21/1999	WD	Q	V	01	9,500
GRANTOR: BARNETT BANK (KNA BAN						
GRANTEE: KEEN & KEEN (JTWRS)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 U4 L4 W5 UOP= N10 W17 S10 E17$ L4 D4 FSP= U4 L4 W9 S11 E13 N7$ S7 W13 N11 W13 S38 E2 S2 E9 N2 E2 FOP= E12 N4 W12 S4$ N4 E12 S4 E2 S2 E10 N2 E2 N5 E9 N3 FGR= E20 N22 W20 S22$ N26$.

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	1,688.00	UT	1.50	1.50	100	2000	2000	3	100	2,532	
2	0120	CLFENCE 4	0	100	0	0	340.00	UT	7.50	7.50	100	2007	2007	3	100	2,550	

LAND DESCRIPTION

TOTAL OB/XF 5,082

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: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS