LOT 143 EMERALD LAKES PHASE 4.

814-1147, 944-2259, WD 1023-1075

ROWAN MATTHEW J
318 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-443

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

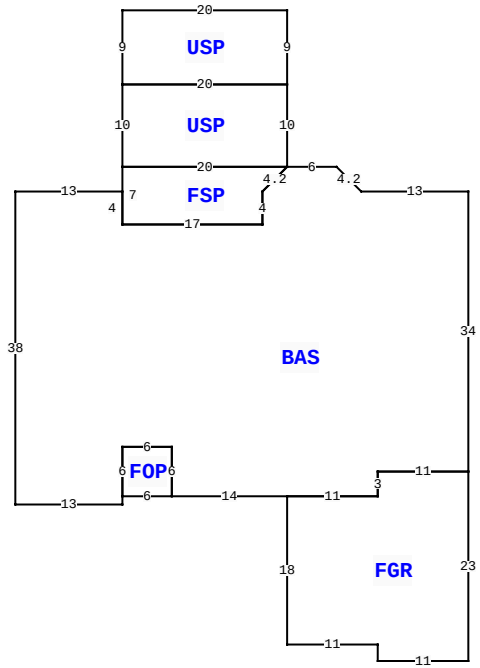
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,938	100		1,938	203,031
FGR	451	55		248	25,981
FOP	36	30		11	1,152
FSP	124	40		50	5,238
USP	180	35		63	6,600
USP	200	35		70	7,333
TOTALS	2,929			2,380	249,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	114.0720	127.76	304,069	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2012 Heated Area: 1938 HX Base Yr 2012



318 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		249,337
TOTAL MARKET OB/XF VALUE		3,258
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,595
SOH/AGL Deduction		99,129
ASSESSED VALUE		188,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,744
TOTAL JUST VALUE		287,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047256	Roof Replacement	29,601	05/17/2023
24622	SFR	591	06/13/2006
24211	SFR	550	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1215/1338	5/25/2011	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MATTHEW J ROWAN						
1211/2044	3/22/2011	CT	U	I	12	100
GRANTOR: CLERK OF COURT (MEDLI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L3 U3 W6 USP= N10 USP= N9 W20 S9 E20$ W20 S10 E20$ FSP= W20 S7 E17 N4 R3 U3 $ D3 L3 S4 W17 N4 W13 S38 E13 N1 FOP= E6 N6 W6 S6$ N6 E6 S6 E14 FGR= S18 E11 S2 E11 N23 W11 S3 W11$ E11 N3 E11 N34$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	2007	2007	3	50	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1,505.00	UT	3.00	3.00	50	2007	2007	3	50	2,258	

LAND DESCRIPTION

TOTAL OB/XF 3,258

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 11/17/2025 BY SYS