

SPENGLER EMMA RUTH
615 NW ZACK DR
LAKE CITY, FL 32055

28-3S-16-02372-503

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 70

Exterior Wall19COMMON BRK 30

Roof Structur08IRREGULAR 100

Roof Cover14PREFIN MT 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories02WOOD FRAME 100

Architectual1.1.100

Units05CONV 100

Condition Adj0303100

Kitchen Adjus0101100

Quality0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC28316.0501.00/

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJAMARKET
VALUE

BAS2,0061002,006228,044

FGR4625525428,875

FOP4430131,478

FOP23230707,958

TOTALS2,7442,343266,355

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,343128.4822143.90337,158200420040021.0079.00

1 SINGLE FAM 100% - 2022Heated Area: 2006HX Base Yr 2022

The floor plan shows three main areas: BAS (Basement) measuring 33' x 33', FOP (Front Porch) measuring 27' x 10', and FGR (Garage) measuring 21' x 22'. There are also smaller sections labeled FOP and FGR with various dimensions.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE266,355

TOTAL MARKET OB/XF VALUE5,856

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE307,211

SOH/AGL Deduction36,811

ASSESSED VALUE270,400

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE219,678

TOTAL JUST VALUE307,211

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE310,582

SALES DATA

OFF RECORDTypeQ / V / RSN SALE
NumberINSTCDPRICE

1554/111/12/2025WDQI01372,000

GRANTOR:HICKS BRAXTON

GRANTEE:SPENGLER EMMA RUTH

1434/3523/17/2021WDQI01276,000

GRANTOR:RICHARDSON JIMMIE D &

GRANTEE:HICKS BRAXTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N2 FOP= N8 W27 S10 R2 U2 E8 D2 R2 E6 N2 E9\$ W9
S2 W6 L2 U2 W8 D2 L2 W14 S33 FGR= S22 E21 N22 W21\$ E30
FOP= S4 E8 N4 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E22
N33\$.

LAND DESCRIPTION

TOTAL OB/XF5,856

LNUSE CLSLAND USECAPRDLOC FRONT DEPTHTOT UNIT D DPTH % TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS YEAR DENSITY DECL FRZ YR CONSRV
CODEDESCRIPTIONCLSCAPRDZONEFRONTDEPTHLND UTSTYPETTFACTCONDADJPRIEPRICEVALUEAND NOTES

10100CSFRSFR100RSF-20.000.001.00LT1.001.001.001.0035,000.0035,000.0035,000

REVIEW DATE08/30/2018BYKRTotal Acres: 0.50Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 11/14/2025 BY SYS