

LOT 7 ARBOR GREENE AT EMERALD LA
961-1015. WD 1063-416, WD 1110-2

ROBERTS BOB/ROBERTS ABIGAIL
602 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-507



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		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, 620	100		1, 620	163, 634
FGR	449	55		247	24, 949
FOP	123	30		37	3, 738
FST	35	55		19	1, 919
UEP	340	60		204	20, 606
TOTALS	2, 567			2, 127	214, 845

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,846.00	UT	2.00
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00
3	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,127	117.1275	131.18	279,020	2002	2002	0	0
1 SINGLE FAM 100% - 2008 Heated Area: 1620 HX Base Yr 2008									
602 NW ZACK DR, LAKE CITY									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/03/2025 MLU									

TOTAL OB/XF									
14,672									

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14,672									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,845	
TOTAL MARKET OB/XF VALUE		14,672	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		264,517	
SOH/AGL Deduction		83,797	
ASSESSED VALUE		180,720	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		129,998	
TOTAL JUST VALUE		264,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19974	SFR	286	09/18/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1110/2711	2/14/2007	WD	Q	I	
GRANTOR: CATTANEO					
GRANTEE: BOB & ABIGAIL ROBER					
1063/0416	10/20/2005	WD	Q	I	
GRANTOR: NEELY					
GRANTEE: CATTANEO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S33 E12 FOP= S8 E17 N4 W5 U4 L4 N3 W5 S3 W3\$ E3 N3 E5 S3 R4 D4 E5 FGR= S17 E21 N19 FST= N5 W7 S5 E7\$ W7 N5 W10 S3 L4 D4 \$ U4 R4 N3 E17 N30 UEP= N10 W34 S10 E34\$ W34\$.									