LOT 6 ARBOR GREENE AT EMERALD LA
ALSO COMM NE COR LOT 7 ARBOR GRE
LAKES PHASE 2, S 12 DEG W 134.80

THOMAS FREDERICK/THOMAS PATRICIA
785 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-606

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

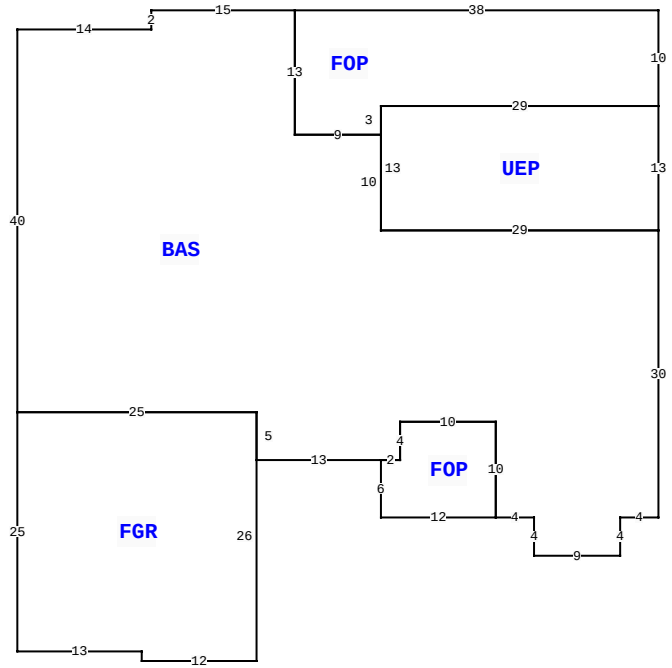
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	2,310	100		2,310	269,957
FGR	637	55		350	40,903
FOP	112	30		34	3,974
FOP	407	30		122	14,257
UEP	377	60		226	26,412
TOTALS	3,843			3,042	355,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	124.4122	139.34	423,872	2004	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2023 Heated Area: 2310 HX Base Yr 2023



785 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		355,501
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		425,001
SOH/AGL Deduction		74,387
ASSESSED VALUE		350,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,892
TOTAL JUST VALUE		425,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22072	SFR	655	07/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2573	8/21/2024	LE	U	I	14	100
GRANTOR: THOMAS FREDERICK (ENH						
GRANTEE: HATCHETT CINDY LEE						
1467/1376	5/24/2022	WD	U	I	11	100
GRANTOR: LITTLE LINDA K CAUSEY						
GRANTEE: THOMAS FREDERICK						

BUILDING NOTES

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	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S2 W14 S40 E25 S5 E13 E2 N4 E10 S10 E4 S4 E9 N4 E4 N30 W29 N10 W9 N13 $
FGR=[ORIG=-29,42] S25 E13 S1 E12 N26 W25 $
FOP=[ORIG=38,10] N10 W38 S13 E9 N3 E29 $
UEP=[ORIG=38,23] N13 W29 S13 E29 $
FOP=[ORIG=9,47] S6 E12 N10 W10 S4 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 08/30/2018 BY KR Total Acres: 0.84 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2025 BY SYS