

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,198	100		2,198	220,964
FGR	472	55		260	26,138
FOP	48	30		14	1,407
FOP	270	30		81	8,143

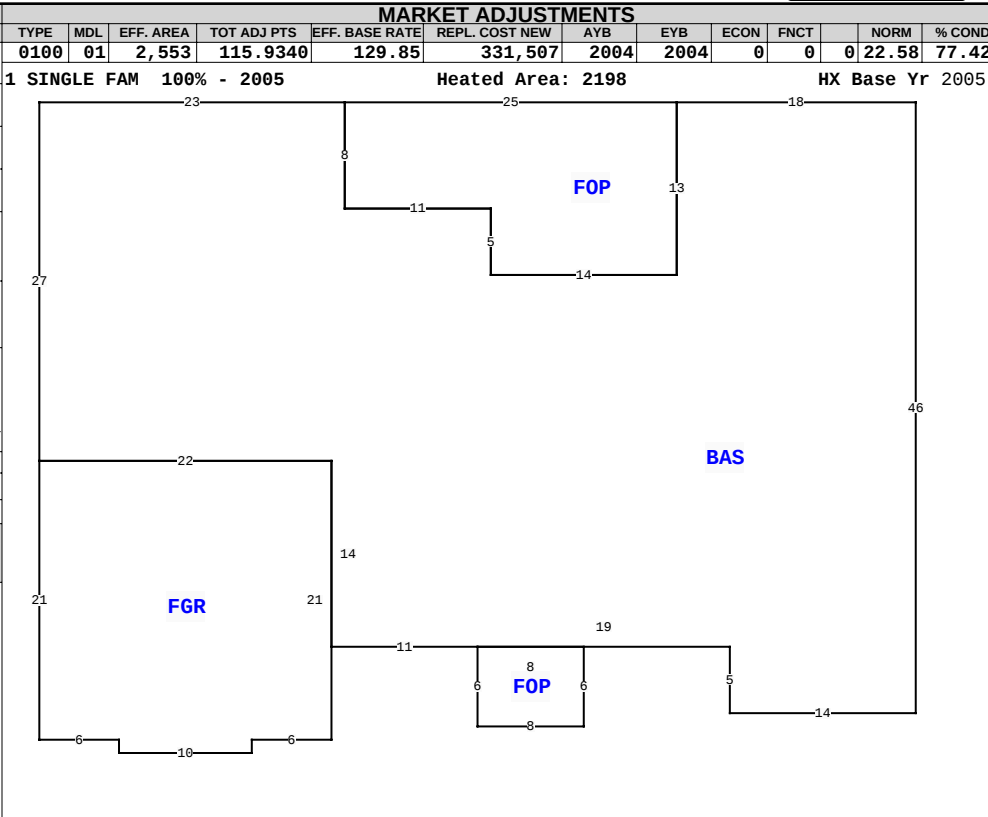
TOTALS 2,988 2,553 256,653

EXTRA FEATURES

L N	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		2,225.00	UT 2.00						4,450	
2	0120	CLFENCE 4	0	100	0	0		240.00	UT 7.50						1,800	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00						400	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00						500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



861 NW ZACK DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,553	115.9340	129.85	331,507	2004	2004	0	0	0	22.58

1 SINGLE FAM 100% - 2005 Heated Area: 2198 HX Base Yr 2005

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,653
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	298,803
SOH/AGL Deduction	105,388
ASSESSED VALUE	193,415
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	142,693
TOTAL JUST VALUE	298,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21654	SFR	660	03/25/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1008/1971	2/26/2004	WD	Q	V	
GRANTOR: D D P COPR					SALE PRICE
GRANTEE: ALEXIS T COOK					21,500

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W25 S8 E11 S5 E14 N13\$ S13 W14 N5 W11 N8 W23 S27FGR= S21 E6 S1 E10 N1 E6 N21 W22\$ E22 S14 E11 FOP= S6 E8 N6 W8\$ E19 S5 E14 N46\$.