

LOT 17 ARBOR GREENE AT EMERALD L
WD 1005-2557, WD 1206-1371, WD 1

HELMKA ROY MICHAEL/BELLOTTE JOHN DAVID
881 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-617



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
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 Units	05 CONV 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	2,557	100		2,557	232,973
FGR	441	55		243	22,140
FOP	71	30		21	1,913
FSP	200	40		80	7,289
TOTALS	3,269			2,901	264,315

EXTRA FEATURES	
L N	OB/XF CODE
1	0190
2	0280
3	0282
4	0166
5	0169
6	0120

LAND DESCRIPTION	
L N	USE CODE
1	0100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,901	118.7571	133.01	385,862	2004	2004	0	0	0 31.50	68.50
1 SINGLE FAM 100% - 2020 Heated Area: 2557 HX Base Yr 2020											
881 NW ZACK DR, LAKE CITY											
BLD DATE: 04/03/2025 MLU											

TOTAL OB/XF 31,979											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0280	POOL R/CON	0 100	15	31	465.00	UT	70.00	70.00	100	2004
3	0282	POOL ENCL	0 100	37	50	1,850.00	UT	15.00	15.00	100	2004
4	0166	CONC, PAVMT	0 100	0	0	1,359.00	UT	2.00	2.00	100	2004
5	0169	FENCE/WOOD	0 100	0	0	64.00	UT	13.50	13.50	100	2007
6	0120	CLFENCE 4	0 100	0	0	280.00	UT	7.50	7.50	100	2007

TOTAL OB/XF 31,979											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		264,315	
TOTAL MARKET OB/XF VALUE		31,979	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		331,294	
SOH/AGL Deduction		71,278	
ASSESSED VALUE		260,016	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		204,294	
TOTAL JUST VALUE		331,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22160	POOL	225	08/06/2004
21650	SFR	742	03/24/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1451/2743	2/15/2015	WD U	I	11	100
GRANTOR: MOSS WILLIAM R					
GRANTEE: HELMKA ROY MICHAEL					
1378/1666	2/15/2015	WD Q	I	01	250,000
GRANTOR: WILLIAM R MOSS					
GRANTEE: ROY MICHAEL HEIMKA					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W14 FSP= W20 S10 E20 N10\$ S10 W20 N10 W16 S54 FGR= S21 E21 N21 W21\$ E21 S5 E9 FOP= S3 E9 N7 W2 N2 W6 S6 W1\$ E1 N6 E6 S2 E13 N55\$.	