LOT 21 ARBOR GREENE AT EMERALD L
WD 1079-1646, WD 1129-2012

BAKER ALVIN J/BAKER CAROLYN N
999 NW ZACK DR
LAKE CITY, FL 32055

2025

28-3S-16-02372-621

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

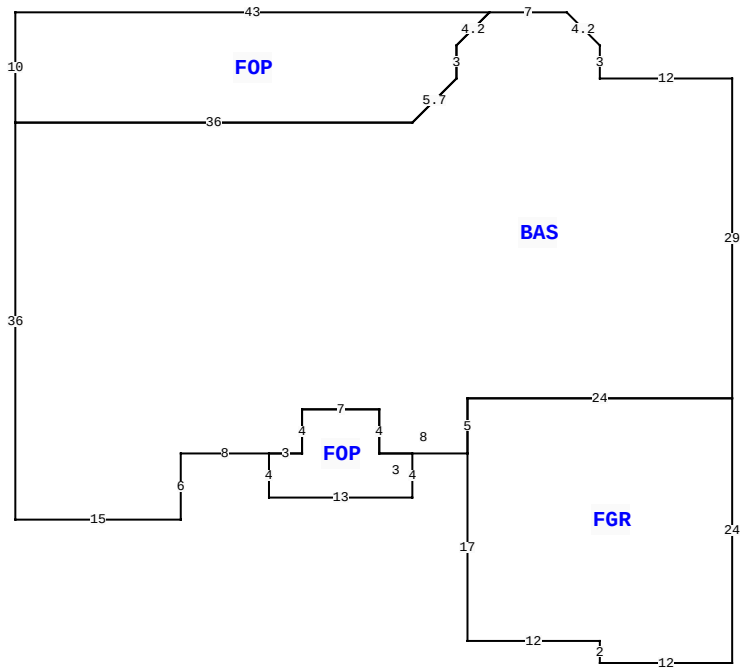
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,069	100		2,069	205,431
FGR	552	55		304	30,184
FOP	80	30		24	2,383
FOP	397	30		119	11,815
TOTALS	3,098			2,516	249,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,516	113.4987	122.58	308,411	2005	2005	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2008 Heated Area: 2069 HX Base Yr 2008



999 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		249,813
TOTAL MARKET OB/XF VALUE		5,302
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,115
SOH/AGL Deduction		100,299
ASSESSED VALUE		189,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,094
TOTAL JUST VALUE		290,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044575	Roof Replacement	28,668	06/01/2022
23241	SFR	646	06/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/2012	8/29/2007	WD	Q	I		259,900
GRANTOR: CHARLES J & MILDRED E						
GRANTEE: ALVIN J BAKER & CAR						
1079/1646	4/03/2006	WD	U	I	08	22,900
GRANTOR: DDP CORP						
GRANTEE: CHARLES J & MILDRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N3 L3 U3 W7 FOP= W43 S10 E36 R4 U4 N3 R3 U3 $ D3 L3 S3 D4 L4 W36 S36 E15 N6 E8 FOP= S4 E13 N4 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E8 FGR= S17 E12 S2 E12 N24 W24 S5$ N5 E24 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,383.00	UT	2.50	2.50	50	2005	2005	3	50	2,979	
3	0169	FENCE/WOOD	0	100	0	0	208.00	UT	13.50	13.50	40	2007	2007	3	40	1,123	

LAND DESCRIPTION

TOTAL OB/XF 5,302

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							

REVIEW DATE 07/27/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/23/2025 BY SYS