

LOT 26 ARBOR GREENE AT EMERALD L
WD 1005-2528, WD 1312-1884, WD 1

PARIS STEVEN M/PARIS BETTY ANNE
944 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-626



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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

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	1,798	100		1,798	251,489
FGR	507	55		279	39,024
FOP	119	30		36	5,036
FSP	130	40		52	7,274
TOTALS	2,554			2,165	302,823

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	100	0	0	2,112.00	UT	2.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00
4	0031	BARN,MT AE	0	100	24	40	1.00	UT	13,000.00

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-1	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	2,165	132.8580	148.80	322,152	2019	2019	0	0
1 SINGLE FAM 100% - 2020 Heated Area: 1798 HX Base Yr 2020									
944 NW ZACK DR, LAKE CITY									

944 NW ZACK DR, LAKE CITY				XF DATE				LAND DATE		04/03/2025		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200				
2,112.00	UT	2.00	2.00	100	2012	2012	3	100	4,224				
1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500				
1.00	UT	13,000.00	13,000.00	100	2021	2020		100	13,000				

TOTAL OB/XF									
19,924									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					302,823				
TOTAL MARKET OB/XF VALUE					19,924				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					357,747				
SOH/AGL Deduction					199,393				
ASSESSED VALUE					158,354				
TOTAL EXEMPTION VALUE					HX HB SX 100,722				
BASE TAXABLE VALUE					57,632				
TOTAL JUST VALUE					357,747				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					360,968				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39927	STORAGE	0	06/11/2020
37102	SFR	913	08/17/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1400/1532	12/03/2019	LE	U	I	14	235,000	
GRANTOR: ARTHUR J & BEBE D MCQ							
GRANTEE: STEVEN M & BETTY AN							
1318/0356	7/06/2016	WD	Q	I	01	15,000	
GRANTOR: WALTER E & MICHELE LE							
GRANTEE: ARTHUR J & BEBE D M							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W23 S11 W17 S10 W13 S36 E13 N7 E17 N21 E23 N29 \$									
FGR=[ORIG=-23,50] E11 S2 E12 N23 W23 S21 \$									
FSP=[ORIG=-40,11] W13 S10 E13 N10 \$									
FOP=[ORIG=-40,57] E17 N7 W17 S7 \$									