

BEG AT SW COR OF LOT 28, ARBOR G
LAKES, SW 164.16 FT TO E R/W OF
ALONG R/W 125.39 FT, NE 163.08 F

LOPEZ CRISTIAN/LOPEZ MACKENZIE
720 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-636



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 Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
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	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	

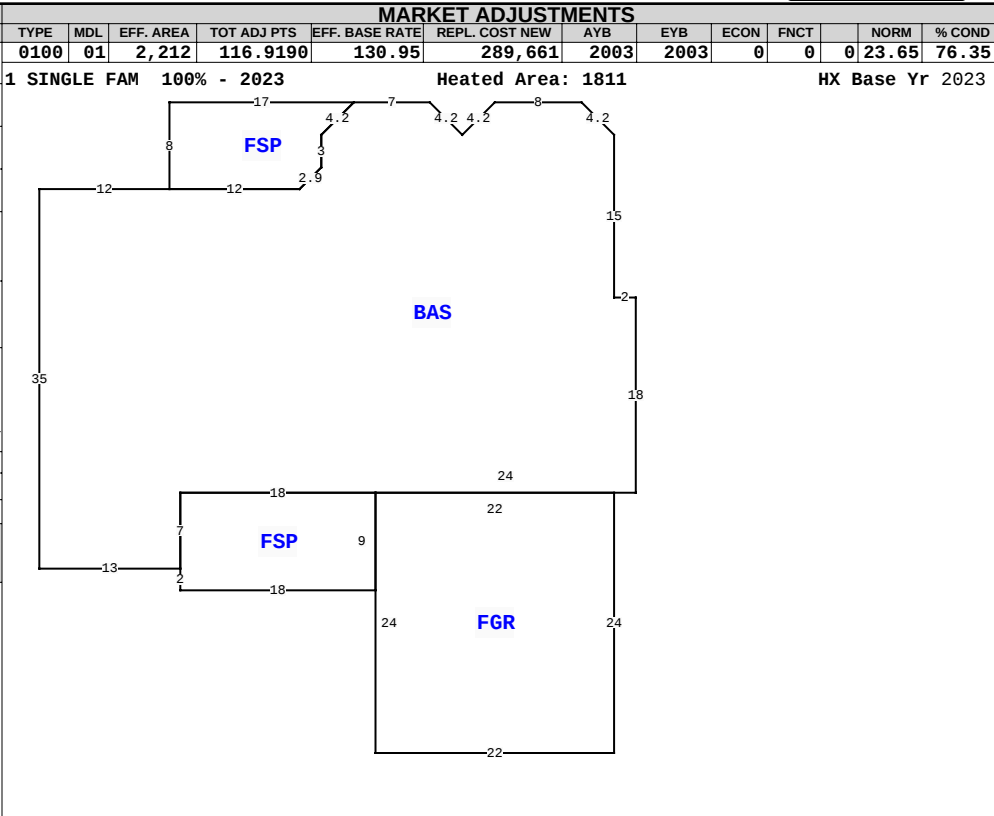
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	181,064
FGR	528	55		290	28,995
FSP	115	40		46	4,599
FSP	162	40		65	6,499

TOTALS	2,616			2,212	221,156
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0280	POOL R/CON	0 100	0	0	428.00	UT	70.00	
2	0166	CONC, PAVMT	0 100	0	0	892.00	UT	2.00	
3	0282	POOL ENCL	0 100	33	40	1,320.00	UT	15.00	

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			0.00	0.00	1.00

REVIEW DATE 04/16/2024 BY JS



720 NW ZACK DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0280	POOL R/CON	0 100	0	0	428.00	UT	70.00	70.00	100	2003	2003	3	40	11,984	
2	0166	CONC, PAVMT	0 100	0	0	892.00	UT	2.00	2.00	100	2003	2003	3	100	1,784	
3	0282	POOL ENCL	0 100	33	40	1,320.00	UT	15.00	15.00	100	2004	2004	3	40	7,920	

TOTAL OB/XF										21,688						
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
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				221,156	
TOTAL MARKET OB/XF VALUE				21,688	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				277,844	
SOH/AGL Deduction				4,342	
ASSESSED VALUE				273,502	
TOTAL EXEMPTION VALUE		13 HX HB		273,502	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				277,844	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				281,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049475	Roof Replacement	30,271	03/21/2024
21177	POOL	185	10/17/2003
20770	SFR	321	07/07/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1476/1345	9/27/2022	WD	Q	I	01
GRANTOR: SOBEL SHELDON L					SALE PRICE
GRANTEE: LOPEZ CRISTIAN					335,000
GRANTOR: DDP CORP					
GRANTEE: SOBEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 S35 E13 FSP= S2 E18 N9 W18 S7\$ N7 E18 FGR= S24 E22 N24 W22\$ E24 N18 W2 N15 L3 U3 W8 D3 L3 L3 U3 W7 FSP= W17 S8 E12 R2 U2 N3 R3 U3 \$ D3 L3 S3 D2 L2 W12\$.									

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