LOTS 12 & 13 ROSE CREEK HEIGHTS
364-299, 812-200, CD 812-1881, 8

ZAKOWICH MARK S/ZAKOWICH MARTHA
113 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2026

34-4S-17-08960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

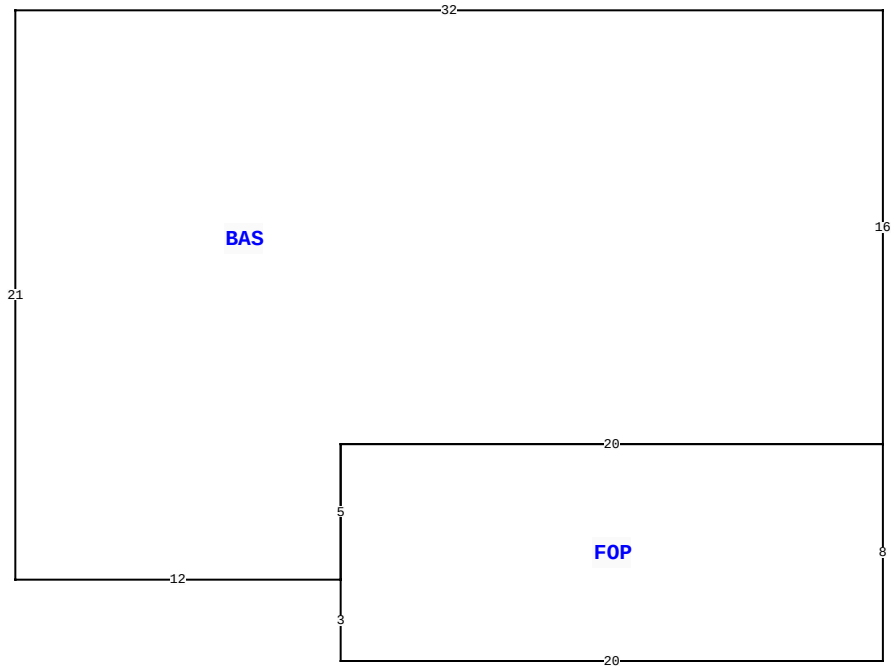
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	47,583
FOP	160	30		48	3,993
TOTALS	732			620	51,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	620	114.2680	127.98	79,348	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 572 HX Base Yr



315 SE DAMITA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,576
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	64,576
SOH/AGL Deduction	0
ASSESSED VALUE	64,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,576
TOTAL JUST VALUE	64,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,576

SALE:3:1: SALE NOT IN LINE

SALE:2:1: LOTS 12 & 13 ROSE CREEK HGTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/0915	11/18/2016	WD	Q	I	01	45,000
GRANTOR: JAMES R TAYLOR JR, EL						
GRANTEE: MARK S ZAKOWICH & M						
1320/0513	8/12/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: JAMIE TAYLOR, JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S21 E12 FOP= S3 E20 N8 W20 S5$ N5 E20 N16$.

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	0261	PRCH, UOP	0	0	6	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	0	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	280.00	UT	2.50	2.50	100	1993	1993	3	100	700	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	0200	C	MBL HM	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	3,500.00	3,500.00	3,500							

REVIEW DATE 10/29/2021 BY JB Total Acres: 0.78 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/18/2025 BY SYS