LOT 54 EMERALD LAKES PHASE 2.

820-35,37

WOODS JEFFREY/WOODS DEBRA R
P O BOX 254
LAKE CITY, FL 32056

**2027**

**28-3S-16-02372-254**

## BUILDING CHARACTERISTICS

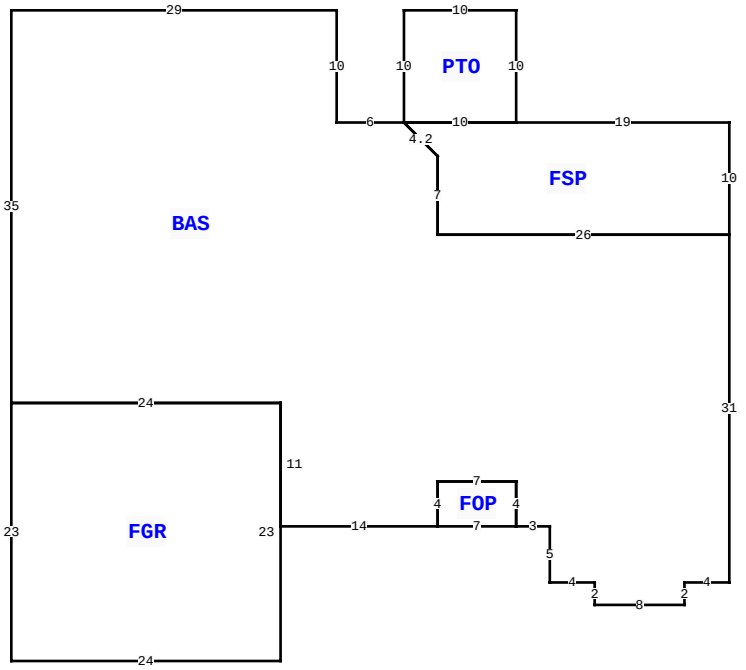
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 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 | 2,134 | 100 | | 2,134 | 198,771 |
| FGR | 552 | 55 | | 304 | 28,316 |
| FOP | 28 | 30 | | 8 | 746 |
| FSP | 265 | 40 | | 106 | 9,873 |
| PTO | 100 | 5 | | 5 | 466 |
| TOTALS | 3,079 | | | 2,557 | 238,172 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,557 | 119.2611 | 131.19 | 335,453 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 2134 HX Base Yr 1997




125 NW ZACK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,689.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 2,534 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1996 | 1996 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,172 |
| TOTAL MARKET OB/XF VALUE | | 5,734 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 278,906 |
| SOH/AGL Deduction | | 100,147 |
| ASSESSED VALUE | | 178,759 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 127,348 |
| TOTAL JUST VALUE | | 278,906 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38190 | MAINT/ALTR | 75 | 06/04/2019 |
| 11063 | SFR | 230 | 04/22/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0820/0037 | 4/05/1996 | WD | U | I | 32 | 118,000 |
| GRANTOR: DON REED | | | | | | |
| GRANTEE: JEFFREY & DEBRA WOO | | | | | | |
| 0820/0035 | 4/04/1996 | WD | Q | V | | 13,500 |
| GRANTOR: DDP CORP | | | | | | |
| GRANTEE: DON REED | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S35 FGR= S23 E24 N23 W24$ E24 S11 E14 FOP= E7 N4 W7 S4$ N4 E7 S4 E3 S5 E4 S2E8 N2 E4 N31 FSP= N10 W19 PTO= N10 W10 S10 E10$ W10 D3 R3 S7 E26 $ W26 N7 L3 U3 W6 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 5,734

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/09/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS