LOT 55 EMERALD LAKES PHASE 2.
808-651, DC 877-1536, 877-1538,

PEDRO LUIS A A/PEDRO GISELL RAMPAZZO
147 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-255

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

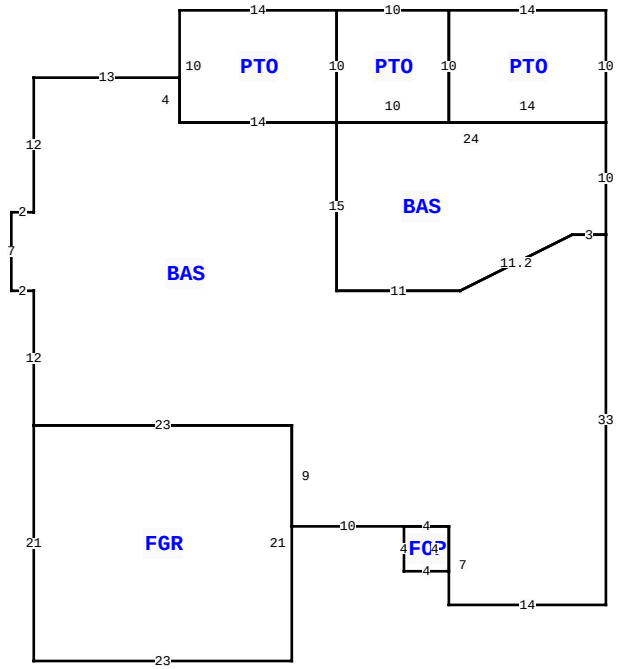
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	30,393
BAS	1,473	100		1,473	139,904
FGR	483	55		266	25,265
FOP	16	30		5	475
PTO	100	5		5	475
PTO	140	5		7	665
PTO	140	5		7	665
TOTALS	2,672			2,083	197,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	127.4427	140.19	292,016	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2018 Heated Area: 1793 HX Base Yr 2018



147 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,841
TOTAL MARKET OB/XF VALUE		4,470
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		240,811
SOH/AGL Deduction		82,062
ASSESSED VALUE		158,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,338
TOTAL JUST VALUE		240,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31672	MAINT/ALTR	45	01/06/2014
9929	SFR	250	07/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1862	3/23/2017	WD	Q	I	01	145,000
GRANTOR: YOUNG Y REAGIN						
GRANTEE: LUIS A A & GISELLE						
1221/1662	9/21/2011	QC	U	I	11	100
GRANTOR: JEFFOREY REAGIN						
GRANTEE: YOUNG Y REAGIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N4 W13 S12 W2 S7 E2 S12 FGR= S21 E23 N21 W23 $ E23S9 E10 FOP= S4 E4 N4 W4$ E4 S7 E14 N33 BAS= N10 W24 S15 E11 U5 R10 E3$ W3 L10 D5 W11 N15 PTO= E10 PTO= E14 N10 W14 S10$ N10 W10 S10$ PTO= N10 W14 S10 E14$.

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	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,513.00	UT	1.50	1.50	100	1995	1995	3	100	2,270	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,470

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 03/09/2023 BY KS Total Acres: 0.73 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS