

LOT 56 EMERALD LAKES PHASE 2.  
817-1473-75, 968-683, WD 1382-75

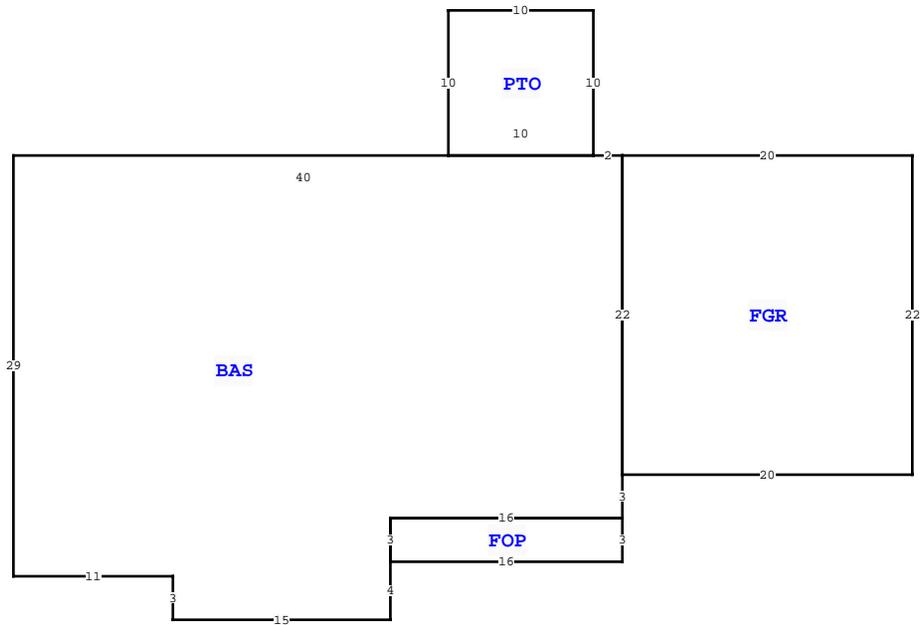
GARCIA JENNIFER LYNN/PARKS HANNAH LINDSEY  
161 NW ZACK DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-256  
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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 Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2020										Heated Area: 1199	HX Base Yr 2020



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	1,199	100		1,199	117,395
FGR	440	55		242	23,694
FOP	48	30		14	1,371
PTO	100	5		5	489
TOTALS	1,787			1,460	142,949

161 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	0	0	1.50	1.50	100	1996	1996	3	100	2,534	
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 3,034

LAND DESCRIPTION														TOTAL OB/XF										
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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	142,949		
TOTAL MARKET OB/XF VALUE	3,034		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	180,983		
SOH/AGL Deduction	56,722		
ASSESSED VALUE	124,261		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	72,850		
TOTAL JUST VALUE	180,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	183,226		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10800	SFR	210	02/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0755	4/09/2019	WD Q	Q	I	01	138,000
GRANTOR: RYAN C & PAMELA TOUCH						
GRANTEE: JENNIFER LYNN GARCIA						
0968/0683	11/13/2002	WD Q	Q	I		89,000
GRANTOR: MICHAEL & TERI BRYANT						
GRANTEE: RYAN C & PAMELA TOU						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W2 PTO= N10 W10 S10 E10\$ W40 S29 E11 S3 E15 N4 FOP= E16 N3 W16 S3\$ N3 E16 N3 FGR= E20 N22 W20 S22\$ N22\$.													