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

2027

28-3S-16-02372-256

BUILDING CHARACTERISTICS

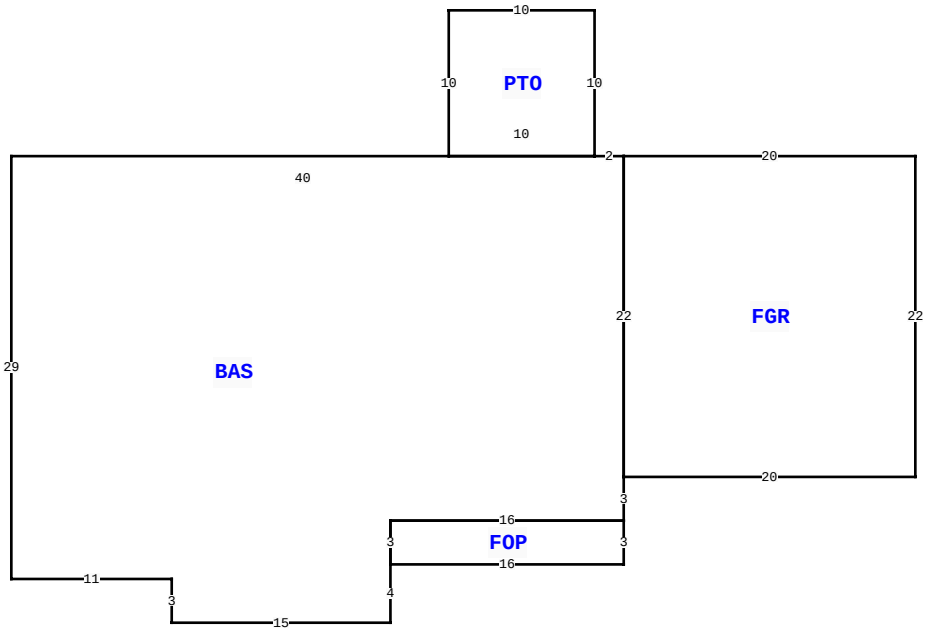
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,199	100		1,199	115,298
FGR	440	55		242	23,271
FOP	48	30		14	1,346
PTO	100	5		5	481
TOTALS	1,787			1,460	140,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	127.0269	139.73	204,006	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2020 Heated Area: 1199 HX Base Yr 2020



161 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,397
TOTAL MARKET OB/XF VALUE		3,034
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		178,431
SOH/AGL Deduction		50,442
ASSESSED VALUE		127,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,578
TOTAL JUST VALUE		178,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,983

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	I	01	138,000
GRANTOR: RYAN C & PAMELA TOUCH						
GRANTEE: JENNIFER LYNN GARCI						
0968/0683	11/13/2002	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 3,034

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: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS