

LOT 58 EMERALD LAKES PHASE 2.
802-331, WD 1062-15, WD 1401-83,

BELL CELENA/BOZEMAN PATRICK
199 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-258
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	144.02	328,078	1995	2000	0	0	25.00	75.00

Heated Area: 1690 HX Base Yr 2026

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,058
TOTAL MARKET OB/XF VALUE		7,342
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,400
SOH/AGL Deduction		0
ASSESSED VALUE		288,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,989
TOTAL JUST VALUE		288,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,681

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	182,546
FEP	306	80		245	26,464
FGR	598	55		329	35,537
FOP	16	30		5	540
PTO	182	5		9	972
TOTALS	2,792			2,278	246,058

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1916	5/23/2025	WD Q	I	01		335,500
GRANTOR: POUSA SHEILA DAWN						
GRANTEE: BELL CELENA						
1451/2591	10/27/2021	QC U	I	11		100
GRANTOR: POUSE SHELIA DAWN FKA						
GRANTEE: POUSE SHELIA DAWN						

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	1,811.00	UT	2.00	2.00	100	1995	1995	3	100	3,622	
2	0297	SHED CONCR	0 100	12 16	192.00	UT	10.00	10.00	100	1995	1995	3	100	1,920	
3	0070	CARPORT UF	0 100	0 0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

EXTRA FEATURES															
199 NW ZACK DR, LAKE CITY															
TOTAL OB/XF 7,342															

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W28 PTO= W26 S7 E26 N7S7 FEP= W26 S9 E8 R6 D6 E6 U6 R6 N9S S9 L6 D6 W6 U6 L6 W8 S35 E14 FOP= E4 N4 W4 S4S N4 E14 FGR= S7 E26 N23 W26 S16S N16 E26 N31S.															

LAND DESCRIPTION																								
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							