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

2027

28-3S-16-02372-258

BUILDING CHARACTERISTICS

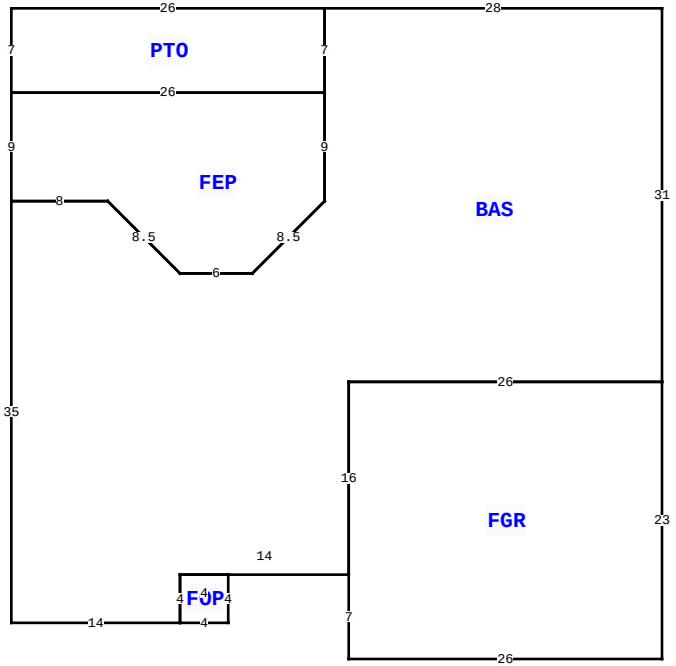
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,690	100		1,690	179,276
FEP	306	80		245	25,990
FGR	598	55		329	34,901
FOP	16	30		5	530
PTO	182	5		9	955
TOTALS	2,792			2,278	241,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	128.5862	141.44	322,200	1995	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1690 HX Base Yr 2026



199 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,811.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,650
TOTAL MARKET OB/XF VALUE		7,342
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,992
SOH/AGL Deduction		0
ASSESSED VALUE		283,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,581
TOTAL JUST VALUE		283,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,400

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= W26 S7 E26 N7$S7 FEP= W26 S9 E8 R6 D6 E6 U6 R6 N9$ S9 L6 D6 W6 U6 L6 W8 S35 E14 FOP= E4 N4 W4 S4$ N4 E14 FGR= S7 E26 N23 W26 S16$ N16 E26 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,342

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 07/01/2025 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS