LOT 59 EMERALD LAKES PHASE 2.

815-2391, 871-1128, DC 1390-142,

RUTLAND BENNIE MAE
221 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-259

BUILDING CHARACTERISTICS

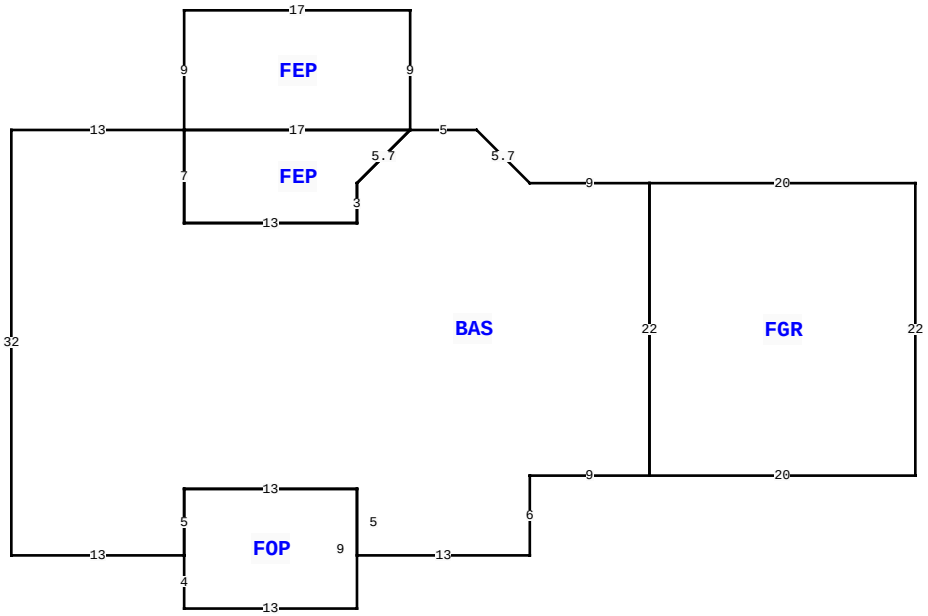
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,274	100		1,274	108,539
FEP	99	80		79	6,731
FEP	153	80		122	10,394
FGR	440	55		242	20,617
FOP	117	30		35	2,982
TOTALS	2,083			1,752	149,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	119.1582	131.07	229,635	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1274 HX Base Yr 1999



221 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	1,654.00	UT	1.50	1.50	100	1996	1996	3	100	2,481	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,263
TOTAL MARKET OB/XF VALUE		3,381
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		187,644
SOH/AGL Deduction		73,914
ASSESSED VALUE		113,730
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		7,319
TOTAL JUST VALUE		187,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10743	SFR	220	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1504/2402	11/20/2023	LE	U	I	14	100
GRANTOR: RUTLAND BENNIE MAE (E						
GRANTEE: WELCOME ERNESTINE L						
1504/2399	11/17/2023	QC	U	I	11	100
GRANTOR: WELCOME ERNESTINE						
GRANTEE: RUTLAND BENNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 U4 L4 W5 FEP= N9 W17 S9 E17$ FEP= W17 S7 E13 N3 R4 U4 $ D4 L4 S3 W13 N7 W13 S32 E13 FOP= S4 E13 N9 W13 S5$ N5 E13 S5 E13 N6 E9 FGR= E20 N22 W20 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,381

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