LOT 60 PHASE 2 EMERALD LAKES S/D
813-2072,2074, 814-1147, 833-248

CRISAFULLI SEAN S/CRISAFULLI RAYVEN N
243 NW ZACK DR
LAKE CITY, FL 32055

**2027**

**28-3S-16-02372-260**

## BUILDING CHARACTERISTICS

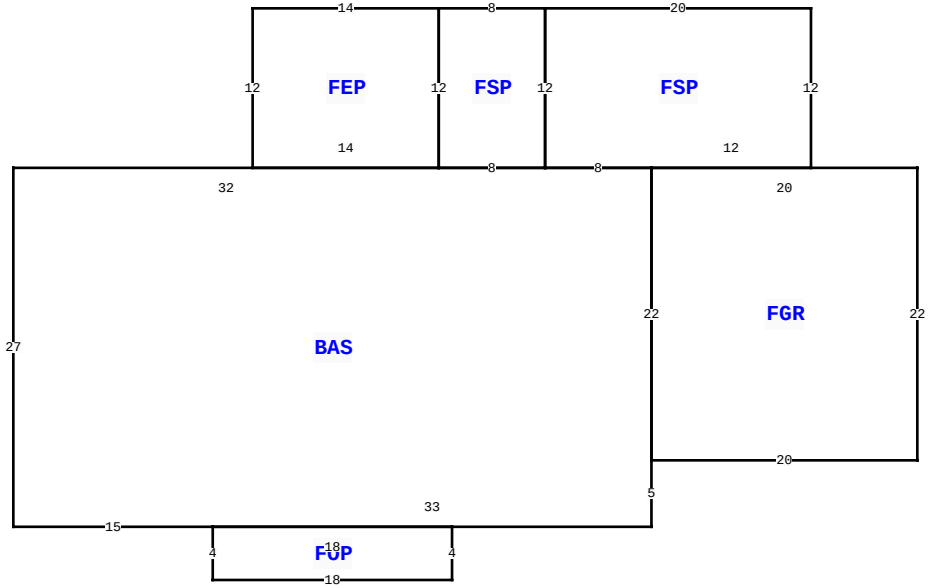
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 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 | 1,296 | 100 | | 1,296 | 123,261 |
| FEP | 168 | 80 | | 134 | 12,745 |
| FGR | 440 | 55 | | 242 | 23,016 |
| FOP | 72 | 30 | | 22 | 2,092 |
| FSP | 96 | 40 | | 38 | 3,614 |
| FSP | 240 | 40 | | 96 | 9,130 |
| TOTALS | 2,312 | | | 1,828 | 173,860 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,828 | 125.6409 | 138.20 | 252,630 | 1996 | 1996 | 0 | 0 | 0 | 31.18 | 68.82 |

1 SINGLE FAM 100% - 2018 Heated Area: 1296 HX Base Yr 2018




243 NW ZACK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,143.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 3,215 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 173,860 |
| TOTAL MARKET OB/XF VALUE | | 7,915 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 216,775 |
| SOH/AGL Deduction | | 73,684 |
| ASSESSED VALUE | | 143,091 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 91,680 |
| TOTAL JUST VALUE | | 216,775 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10622 | SFR | 220 | 01/08/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1337/1957 | 5/24/2017 | WD | Q | I | 01 | 137,000 |
| GRANTOR: CHRISTOPHER D & KALEN | | | | | | |
| GRANTEE: SEAN S & RAYVEN N C | | | | | | |
| 1272/2259 | 4/10/2014 | WD | Q | I | 01 | 120,000 |
| GRANTOR: PAUL STEPHEN JONES AS | | | | | | |
| GRANTEE: CHRISTOPHER D & KAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 FSP= N12 W8 S12 E8$ W8 FEP= N12 W14 S12 E14 $ W32 S27 E15 FOP= S4 E18 N4 W18$ E33 N5 FGR= E20 N22 W20 S22$ N22$ FSP= E12 N12 W20 S12 E8$.

## LAND DESCRIPTION

TOTAL OB/XF 7,915

| 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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS