LOT 61 EMERALD LAKES PHASE 2.
822-1350, 929-1911, WD 1079-2457

CRUZ FELIX JORGE
P O BOX 1152
LAKE CITY, FL 32056

2026

28-3S-16-02372-261

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

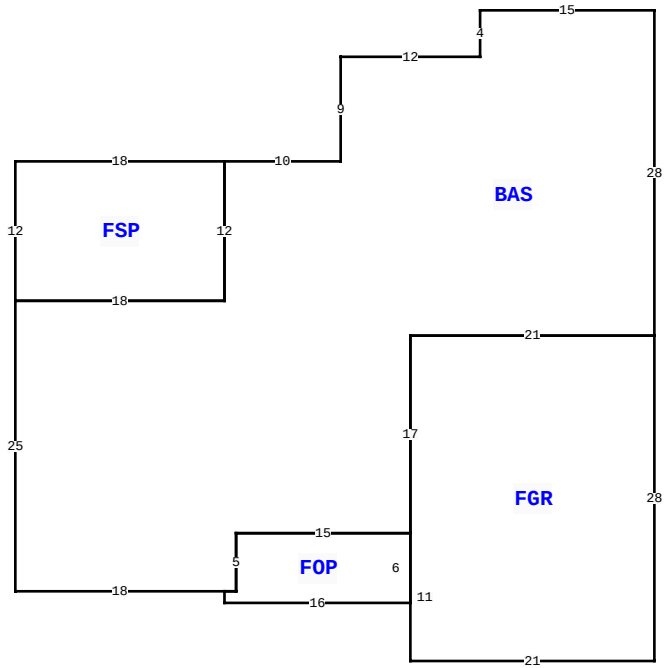
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,585	100		1,585	181,591
FGR	588	55		323	37,005
FOP	91	30		27	3,093
FSP	216	40		86	9,853
TOTALS	2,480			2,021	231,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	132.8481	148.79	300,705	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 1585 HX Base Yr 2020



242 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,543
TOTAL MARKET OB/XF VALUE		9,844
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,387
SOH/AGL Deduction		95,667
ASSESSED VALUE		180,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,309
TOTAL JUST VALUE		276,387
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053782	Generator		08/05/2025
000051946	Roof Replacement	20,995	12/31/2024
000047923	Remodel	21,550	08/18/2023
18717	SFR	295	09/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/0968	9/08/2017	WD	Q	I	01	170,000
GRANTOR: ALEX L GONZALES						
GRANTEE: FELIX JORGE CRUZ						
0929/1911	6/22/2001	WD	Q	V		18,000
GRANTOR: JAMES R MUNNS						
GRANTEE: LETICIA L GONZALES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S4 W12 S9 W10 FSP= W18 S12 E18 N12$ S12 W18 S25 E18 FOP= S1 E16 N6 W15 S5 W1$ E1 N5 E15 FGR= S11 E21 N28 W21 S17$ N17 E21 N28$.

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,472.00	UT	2.00	2.00	100	2002	2002	3	100	2,944	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 9,844

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 03/20/2026 BY robin Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/27/2026 BY SYS