LOT 65 EMERALD LAKES PHASE 2.
802-1078, 870-779, 916-1121, WD

DOMINGUE BEIRGET A/DOMINGUE ROBERT
138 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-265

BUILDING CHARACTERISTICS

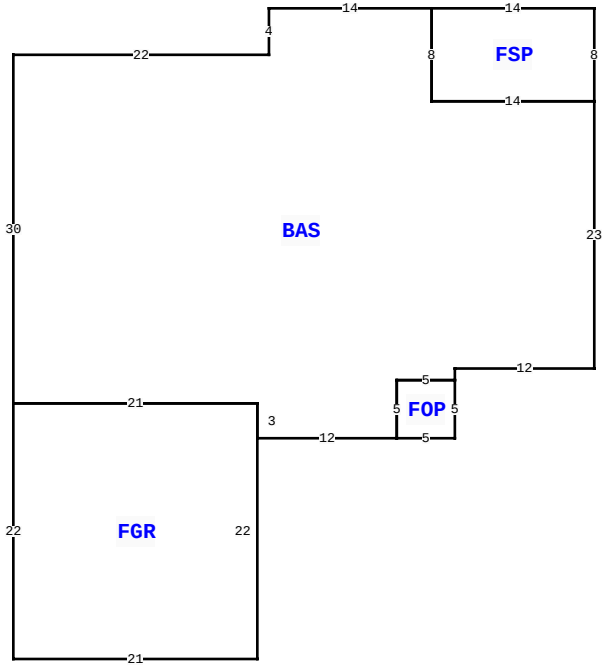
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,490	100		1,490	149,336
FGR	462	55		254	25,457
FOP	25	30		8	802
FSP	112	40		45	4,510
TOTALS	2,089			1,797	180,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	124.6119	137.07	246,315	1995	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2018 Heated Area: 1490 HX Base Yr 2018



138 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,106
TOTAL MARKET OB/XF VALUE		10,811
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,917
SOH/AGL Deduction		81,545
ASSESSED VALUE		144,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,961
TOTAL JUST VALUE		225,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053840	Generator		08/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0589	4/20/2017	WD	Q	I	01	155,000
GRANTOR: LARRY G & MELINDA W G						
GRANTEE: BEIRGET A & ROBERT						
0916/1121	12/15/2000	WD	Q	I		97,500
GRANTOR: DELANEY & WENDY FAIRC						
GRANTEE: LARRY & MELINDA GEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 FGR= S22 E21 N22 W21$ E21 S3 E12 FOP= E5 N5 W5 S5$ N5 E5 N1 E12 N23 FSP= N8 W14 S8 E14$ W14 N8 W14 S4$.

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	1,674.00	UT	1.50	1.50	100	1995	1995	3	100	2,511	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	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 10,811

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 03/11/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS