LOT 66 EMERALD LAKES PHASE 2.

818-1283, 818-1938, 827-060, DC

ROLLISON ELIZABETH ANN
110 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-266

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

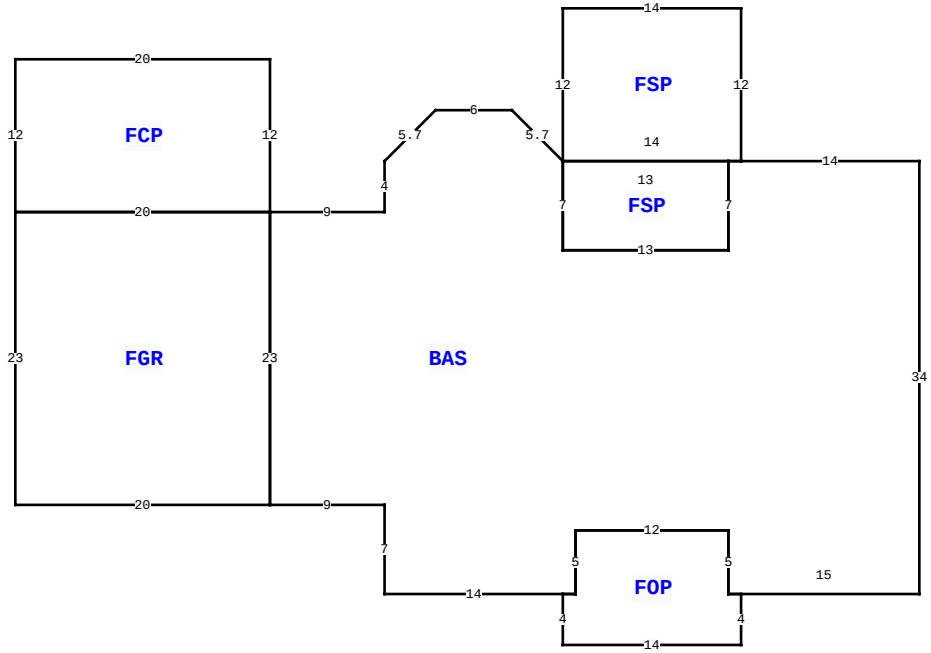
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,524	100		1,524	138,066
FCP	240	25		60	5,435
FGR	460	55		253	22,921
FOP	116	30		35	3,171
FSP	91	40		36	3,261
FSP	168	40		67	6,070
TOTALS	2,599			1,975	178,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	117.5349	131.64	259,989	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 1524 HX Base Yr 1997



110 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		178,924
TOTAL MARKET OB/XF VALUE		1,755
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,679
SOH/AGL Deduction		85,225
ASSESSED VALUE		130,454
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		74,043
TOTAL JUST VALUE		215,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10767	SFR	225	02/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1458	7/15/2022	LE	U	I	14	100
GRANTOR: ROLLISON ELIZABETH AN						
GRANTEE: ROLLISON ELIZABETH						
0827/0060	8/23/1996	WD	U	I	32	89,900
GRANTOR: BILL BLACKWELL						
GRANTEE: ROLLISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W14 S12 E14$ W1 FSP= W13 S7 E13 N7$S7 W13 N7 U4 L4 W6 L4 D4 S4 W9 FCP= N12 W20 S12 E20$ FGR= W20 S23 E20 N23$ S23 E9 S7 E14 FOP= S4 E14 N4 W1 N5 W12 S5 W1$ E1 N5 E12 S5 E15 N34$.

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	1,170.00	UT	1.50	1.50	100	1996	1996	3	100	1,755	

LAND DESCRIPTION

TOTAL OB/XF 1,755

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 09/04/2018 BY KR Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS