LOT 99 EMERALD LAKES PHASE 4.
814-1147, 833-2480, WD 1280-1643

JACOBSON CORY/JACOBSON ALLISON
263 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-399

BUILDING CHARACTERISTICS

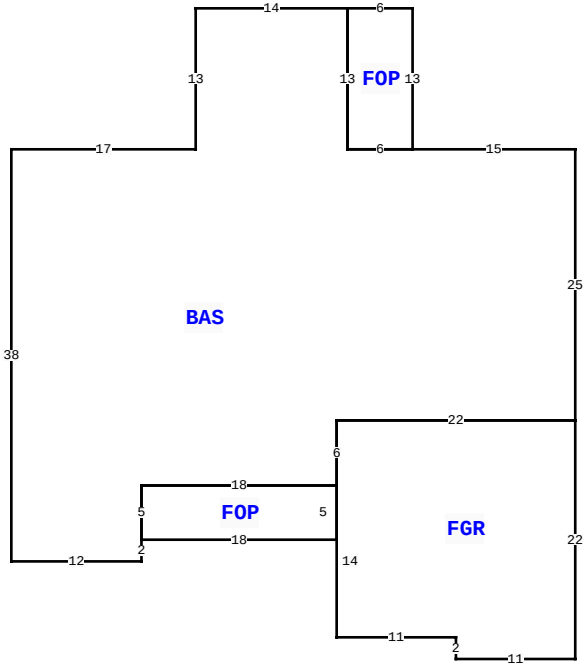
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,746	100		1,746	207,267
FGR	462	55		254	30,153
FOP	78	30		23	2,731
FOP	90	30		27	3,205
TOTALS	2,376			2,050	243,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	119.9100	131.90	270,395	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2024 Heated Area: 1746 HX Base Yr



263 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	0	0	0	1,768.00	UT	2.00	2.00	100	2015	2015	3	100	3,536	
2	0280	POOL R/CON	0	0	15	24	360.00	UT	70.00	70.00	100	2017	2017	3	84	21,168	
3	0282	POOL ENCL	0	0	32	42	1,344.00	UT	15.00	15.00	100	2017	2017	3	57	11,491	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	25,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,356
TOTAL MARKET OB/XF VALUE	62,195
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	340,551
SOH/AGL Deduction	0
ASSESSED VALUE	340,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,551
TOTAL JUST VALUE	340,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32548	SFR	713	12/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/806	7/31/2023	WD	Q	I	01	369,900
GRANTOR: DASKOSKI JERRY						
GRANTEE: JACOBSON CORY						
1417/0297	8/03/2020	QC	U	I	30	100
GRANTOR: JERRY DASKOSKI						
GRANTEE: JERRY & DEBBIE DARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N13 W6 S13 E6$ W6 N13 W14 S13 W17 S38 E12 N2
FOP= E18 N5 W18 S5$ N5 E18 FGR= S14 E11 S2 E11 N22 W22 S6$ N6 E22 N25$.

LAND DESCRIPTION

TOTAL OB/XF 62,195

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS