LOT 111 EMERALD LAKES PHASE 4.

814-1147, 842-1148, WD 1094-945,

ASHLEY ROY V
313 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-411

BUILDING CHARACTERISTICS

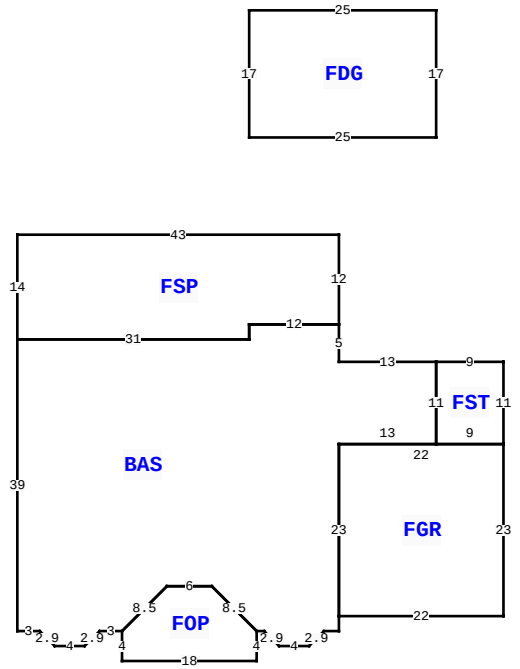
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	1,796	100		1,796	161,709
FDG	425	60		255	22,960
FGR	506	55		278	25,031
FOP	144	30		43	3,872
FSP	578	40		231	20,799
FST	99	55		54	4,862
TOTALS	3,548			2,657	239,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	112.1280	123.34	327,714	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2026 Heated Area: 1796 HX Base Yr 2026



313 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,231
TOTAL MARKET OB/XF VALUE		1,562
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,793
SOH/AGL Deduction		0
ASSESSED VALUE		275,793
TOTAL EXEMPTION VALUE	HX HB VP	275,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13378	GARAGE	65	12/04/1997
13032	SFR	305	09/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2226	4/24/2025	WD	Q	I	01	350,000
GRANTOR: KEELING CHRISTINE						
GRANTEE: ASHLEY ROY V						
0842/1148	7/16/1997	WD	Q	V		13,500
GRANTOR: D D P						
GRANTEE: KEELING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N5 FSP= N12 W43 S14E31 N2 E12$ W12 S2 W31 S39 E3 D2 R2 E4 R2 U2 E3 FOP= S4 E18 N4 U6 L6 W6 L6 D6 $ U6 R6 E6 R6 D6 E1 D2 R2 E4 R2 U2 E2 N2 FGR= E22 N23 W22 S23$ N23 E13 FST= E9 N11 W9 S11$ N11 $ PTR= N30 FDG= N17 W25 S17 E25$ S30$.

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	1,041.00	UT	1.50	1.50	100	1998	1998	3	100	1,562	

LAND DESCRIPTION

TOTAL OB/XF 1,562

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

REVIEW DATE 07/18/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS