

LOT 111 EMERALD LAKES PHASE 4.
814-1147, 842-1148, WD 1094-945,

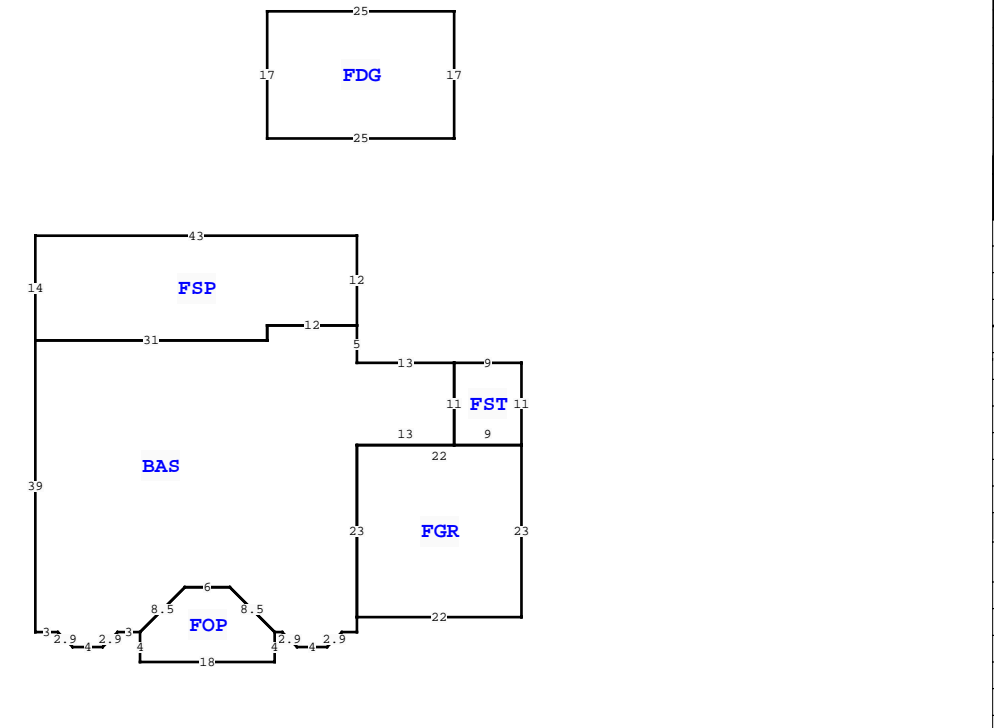
ASHLEY ROY V
313 NW ZACK DR
LAKE CITY, FL 32055

2026

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 Floor	14	CARPET 90
Interior Floor	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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	125.58	333,666	1998	1998		0	0	27.00	73.00



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	164,646
FDG	425	60		255	23,377
FGR	506	55		278	25,485
FOP	144	30		43	3,942
FSP	578	40		231	21,177
FST	99	55		54	4,950
TOTALS	3,548			2,657	243,576

313 NW ZACK DR, LAKE CITY

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

EXTRA FEATURES																
L N	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	1,041.00	UT	1.50	1.50	100	1998	1998	3	100	1,562	

TOTAL OB/XF 1,562

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		243,576		
TOTAL MARKET OB/XF VALUE		1,562		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		280,138		
SOH/AGL Deduction		0		
ASSESSED VALUE		280,138		
TOTAL EXEMPTION VALUE	HX HB VP	280,138		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		280,138		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		283,475		

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												
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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\$.