LOT 113 EMERALD LAKES PHASE 4.

814-1147, 1054-1122, WD 1079-255

FOUST EDWARD/LAWTER KANG
1468 SW MAIN BLVD, STE 105 91
LAKE CITY, FL 32025

2027

28-3S-16-02372-413

BUILDING CHARACTERISTICS

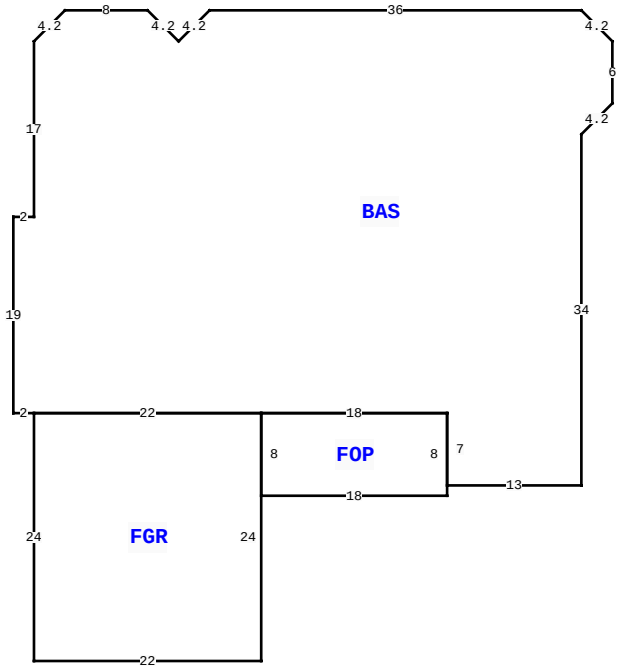
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,210	100		2,210	238,558
FGR	528	55		290	31,304
FOP	144	30		43	4,641
TOTALS	2,882			2,543	274,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,543	123.3232	135.66	344,983	2006	2006	0	0	0	20.43	79.57

1 SINGLE FAM 100% - 2025 Heated Area: 2210 HX Base Yr 2025



355 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	100	0	0	1,565.00	UT	2.50	2.50	100	2006	2006	3	100	3,913	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,503
TOTAL MARKET OB/XF VALUE	13,213
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	322,716
SOH/AGL Deduction	0
ASSESSED VALUE	322,716
TOTAL EXEMPTION VALUE	HX HB 13 322,716
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	322,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048080	Roof Replacement	23,300	09/12/2023
24566	SFR	653	05/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1512/1007	4/09/2024	WD	Q	I	01	373,000
GRANTOR: SHALLAR HALEY M						
GRANTEE: FOUST EDWARD						
1480/1724	12/05/2022	WD	Q	I	01	335,000
GRANTOR: STRICKLAND KENNETH C						
GRANTEE: SHALLAR HALEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 D3 L3 L3 U3 W8 D3 L3 S17 W2 S19 E2 FGR= S24 E22 N24 W22$ E22 FOP= S8 E18 N8 W18$ E18 S7 E13 N34 U3 R3 N6 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 13,213

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 04/23/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS