LOT 114 EMERALD LAKES PHASE 4.
814-1147, 864-1038, 948-252, DC

VILLALTA MAVRA
373 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-414

BUILDING CHARACTERISTICS

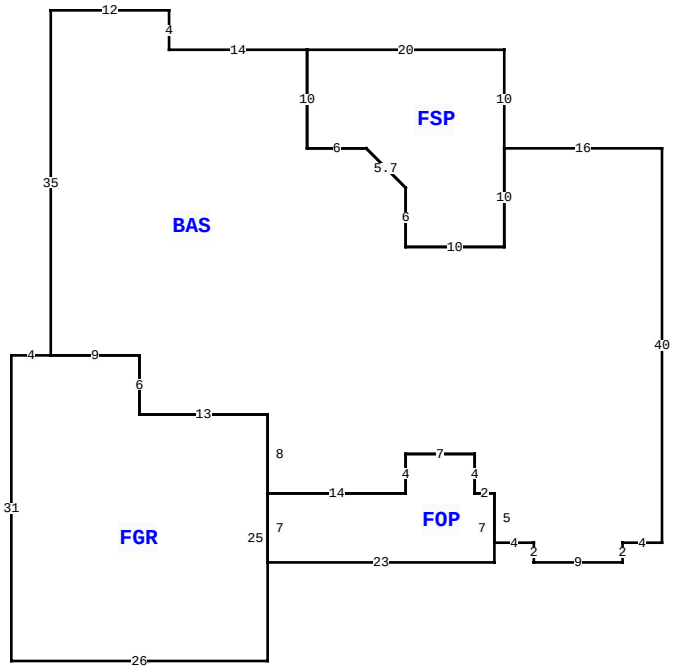
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,215	100		2,215	196,231
FGR	728	55		400	35,437
FOP	189	30		57	5,050
FSP	308	40		123	10,897
TOTALS	3,440			2,795	247,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,795	113.4840	124.83	348,900	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2026 Heated Area: 2215 HX Base Yr 2026



373 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	2,044.00	UT	1.50	1.50	100	1998	1998	3	100	3,066	
2	0294	SHED WOOD/	0	100	15	15	225.00	UT	7.50	7.50	100	1998	1998	3	100	1,688	
3	0166	CONC,PAVMT	0	100	16	73	1,168.00	UT	2.00	2.00	75	1998	1998	3	75	1,752	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		247,614
TOTAL MARKET OB/XF VALUE		14,406
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,020
SOH/AGL Deduction		59,287
ASSESSED VALUE		237,733
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		136,322
TOTAL JUST VALUE		297,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14448	SFR	365	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2263	12/12/2024	WD	Q	I	01	360,000
GRANTOR: HOUSE BUYER JOE LLC						
GRANTEE: VILLALTA MAVRA						
1525/1058	10/07/2024	WD	U	I	37	200,000
GRANTOR: MILLER ANGELA NICOLE						
GRANTEE: HOUSE BUYER JOE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W20 S10 E6 R4 D4 S6 E10 N10$ S10 W10 N6 U4 L4 W6 N10 W14 N4 W12 S35 FGR= W4S31 E26 N25 W13 N6 W9$ E9 S6 E13 S8 FOP= S7 E23 N7 W2 N4 W7 S4 W14$ E14 N4 E7 S4 E2 S5 E4 S2 E9 N2 E4 N40$.

LAND DESCRIPTION

TOTAL OB/XF 14,406

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 01/27/2025 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS