

LOT 115 EMERALD LAKES PHASE 4.  
814-1147, 864-1038, 948-254, WD

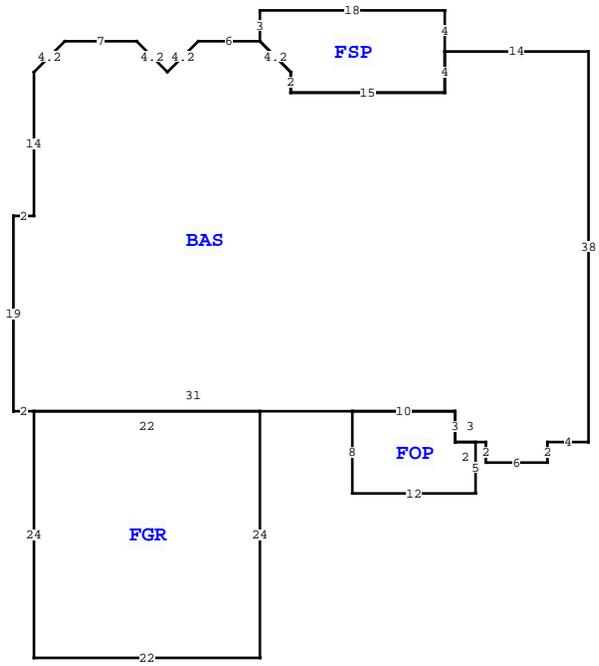
BAER JAMES L/BAER KALEIGH M  
391 NW ZACK DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-415  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	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
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
BAS	1,926	100	
FGR	528	55	
FOP	90	30	
FSP	134	40	
TOTALS	2,678		
		TOT ADJ AREA	2,297
		SUBAREA MARKET VALUE	236,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005								
Heated Area: 1926						HX Base Yr 2005					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,814
TOTAL MARKET OB/XF VALUE		6,950
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,764
SOH/AGL Deduction		88,547
ASSESSED VALUE		190,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,806
TOTAL JUST VALUE		278,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055387	Roof Replacement	19,427	03/31/2026
21302	SFR	475	12/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1850	6/27/2023	WD	U	I	11	100
GRANTOR: BAER JAMES L						
GRANTEE: BAER JAMES L						
1015/1167	5/13/2004	WD	Q	I		169,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JAMES L & MARGARET						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0296	SHED METAL	0.00
3	0169	FENCE/WOOD	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,375.00	UT	2.00	2.00	100	2004
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017
TOTAL OB/XF VALUE: 6,950											

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/14/2026 MLU	

BUILDING DIMENSIONS	
BAS= W14 FSP= N4 W18 S3 D3 R3 S2 E15 N4\$ S4 W15 N2 L3 U3 W6 D3 L3 L3 U3 W7 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22\$ E31 FOP= S8 E12 N5 W2 N3 W10\$ E10 S3 E3 S2 E6 N2 E4 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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							