LOT 116 EMERALD LAKES PHASE 4.

814-1147, 847-1701, 925-1631, 95

DUNCAN BURTON H/DUNCAN ANDREA V
409 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-416

BUILDING CHARACTERISTICS

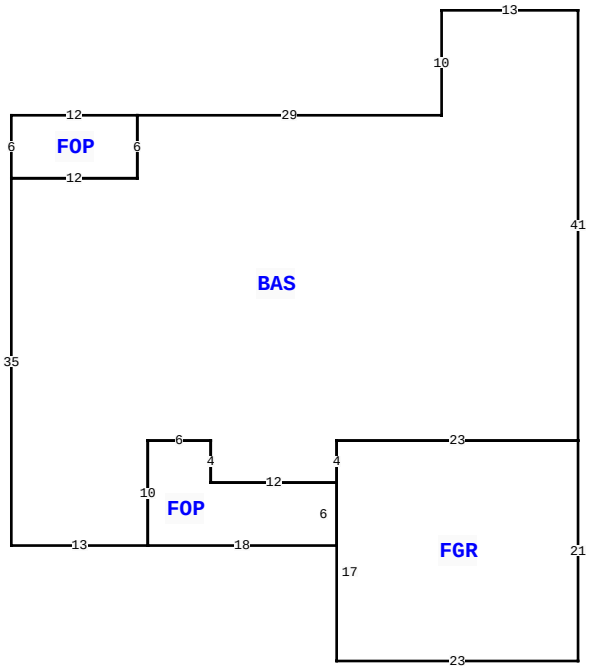
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,910	100		1,910	186,938
FGR	483	55		266	26,034
FOP	72	30		22	2,153
FOP	132	30		40	3,915
TOTALS	2,597			2,238	219,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	118.2060	130.03	291,007	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2005 Heated Area: 1910 HX Base Yr 2005



409 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	1,832.00	UT	2.00	2.00	100	2002	2002	3	100	3,664	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,041
TOTAL MARKET OB/XF VALUE		7,664
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,705
SOH/AGL Deduction		82,329
ASSESSED VALUE		179,376
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,965
TOTAL JUST VALUE		261,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049011	Roof Replacement	21,684	01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0068	9/15/2004	WD	Q	I		135,000
GRANTOR: BOYKIN						
GRANTEE: BURTON H & ANDREA V						
0955/1076	6/05/2002	WD	Q	I		118,000
GRANTOR: RICHARD J KEEN						
GRANTEE: POLLYANNA M BOYKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S10 W29 FOP= W12 S6 E12 N6$ S6 W12 S35 E13 FOP= E18 N6 W12 N4 W6 S10$ N10 E6 S4 E12 FGR= S17 E23 N21 W23 S4$ N4 E23 N41$.

LAND DESCRIPTION

TOTAL OB/XF 7,664

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 04/29/2024 BY jerry Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS