LOT 129 EMERALD LAKES PHASE 4.

814-1147, 856-1466, WD 1001-120,

BURNHAM BRENT/BURNHAM MARISA
451 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-429

BUILDING CHARACTERISTICS

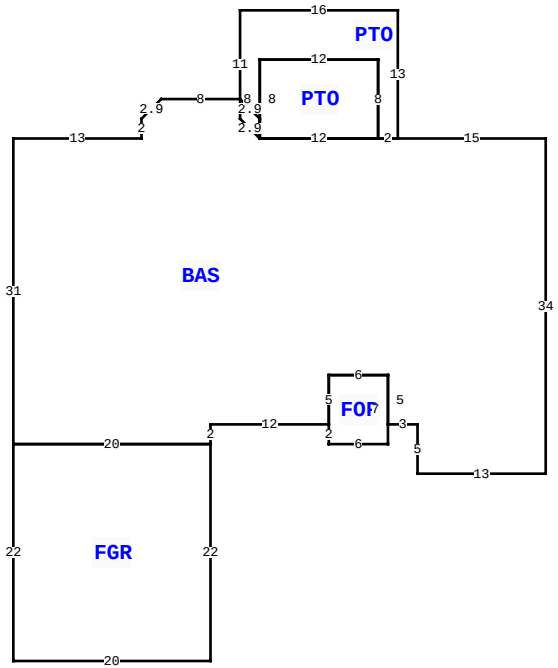
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,685	100		1,685	138,834
FGR	440	55		242	19,939
FOP	42	30		13	1,071
PTO	96	5		5	412
PTO	110	5		6	495
TOTALS	2,373			1,951	160,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	115.2360	126.76	247,309	1998	1998	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1685 HX Base Yr 2023



451 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	1,305.00	UT	1.50	1.50	100	1998	1998	3	100	1,958	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,751
TOTAL MARKET OB/XF VALUE	4,658
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	200,409
SOH/AGL Deduction	6,504
ASSESSED VALUE	193,905
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	142,494
TOTAL JUST VALUE	200,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13920	SFR	280	04/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1562	8/30/2022	WD	Q	I	01	298,500
GRANTOR: SEIFERT CHRISTINA N F						
GRANTEE: BURNHAM BRENT						
1001/0120	6/03/2002	WD	Q	I	01	100
GRANTOR: WILLIAM JOHNSON & CHR						
GRANTEE: CHRISTINA N JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N13 W16 S11 D2 R2 N8 E12 S8 E2$ W2 PTO= N8 W12 S8 E12$W12 N2 U2 L2 W8 L2 D2 S2 W13 S31 FGR= S22 E20 N22W20$E20 N2 E12 FOP= S2 E6 N7 W6 S5$ N5 E6 S5 E3 S5 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 4,658

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 08/30/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS