LOT 132 EMERALD LAKES PHASE 4.
814-1147, 838-917, 852-1819, 861

DUBOIS JAMES/DUBOIS PALA
515 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-432

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

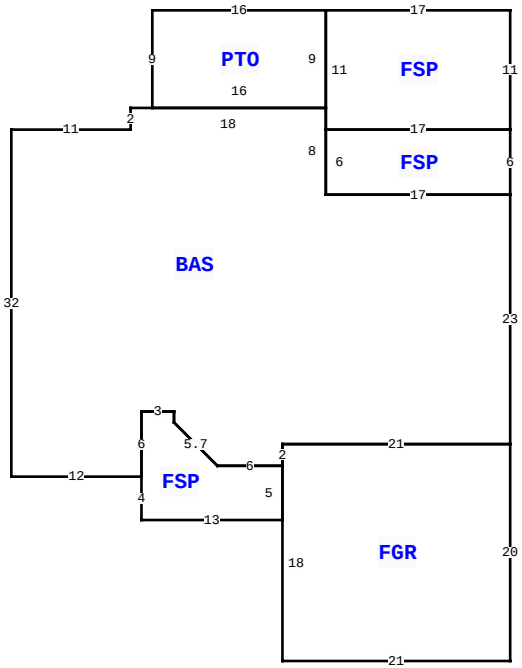
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,307	100		1,307	140,592
FGR	420	55		231	24,848
FSP	88	40		35	3,765
FSP	102	40		41	4,410
FSP	187	40		75	8,067
PTO	144	5		7	753
TOTALS	2,248			1,696	182,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	120.2000	137.03	232,403	1997	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2025 Heated Area: 1307 HX Base Yr 2025



515 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,436
TOTAL MARKET OB/XF VALUE		5,591
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		223,027
SOH/AGL Deduction		73,987
ASSESSED VALUE		149,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,629
TOTAL JUST VALUE		223,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042311	Roof Replacement	11,402	07/13/2021
11807	SFR	255	10/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/64	11/06/2024	WD	Q	I	01	275,000
GRANTOR: FAIRCLOTH MELONIE T						
GRANTEE: DUBOIS JAMES						
1297/2238	7/10/2015	WD	Q	I	01	125,000
GRANTOR: CHARLES & CHRISTA LAN						
GRANTEE: MELONIE T FAIRCLOTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S32 E12 FSP= S4 E13N5 W6 L4 U4 N1 W3 S6$ N6 E3 S1 D4 R4 E6 FGR= S18 E21 N20 W21 S2$ N2 E21 N23 FSP= N6 FSP= N11 W17 S11 E17$ W17 S6 E17$ W17 N8 PTO= N9 W16 S9 E16$ W18 S2$ . .

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	1,764.00	UT	1.50	1.50	100	1997	1997	3	100	2,646	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	75	1997	1997	3	75	945	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,591

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 12/10/2024 BY TP Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS