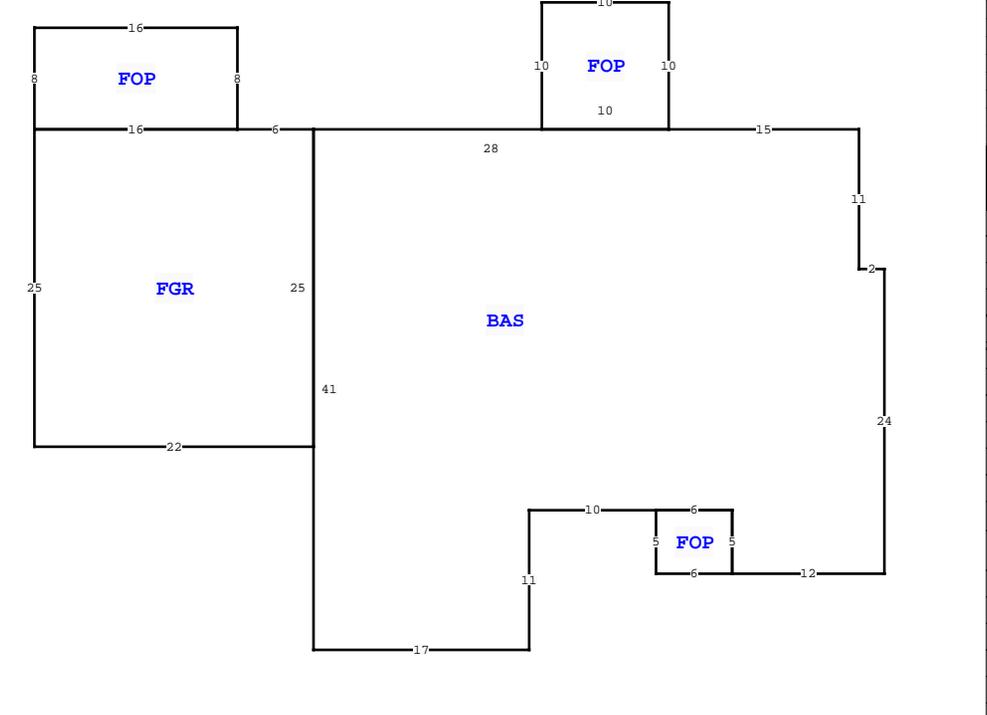


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	DRYWALL 100
Interior Floor	15	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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% - 2022			254,489	2000	2000	0	0	26.88	73.12
Heated Area: 1575 HX Base Yr 2022											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	149,990
FGR	550	55		302	28,760
FOP	30	30		9	857
FOP	100	30		30	2,857
FOP	128	30		38	3,619
TOTALS	2,383			1,954	186,082

537 NW ZACK DR, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			186,082
TOTAL MARKET OB/XF VALUE			14,057
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			235,139
SOH/AGL Deduction			33,895
ASSESSED VALUE			201,244
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			149,833
TOTAL JUST VALUE			235,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042687	Roof Replacement	13,389	09/03/2021
16272	SFR	265	10/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2597	7/28/2021	WD Q	Q	I	01	250,000
GRANTOR: SOLIZ PHILLIP N						
GRANTEE: RATCLIFFE EDWARD P						
0889/0752	9/30/1999	WD Q	Q	V		15,000
GRANTOR: G BISHOP						
GRANTEE: SOLIZ						

L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,894.00	UT	1.50	1.50	100	2000	2000	3	100	2,841	
3	0296	SHED METAL	0	100	16	368.00	UT	12.00	12.00	100	2007	2007	3	100	4,416	
4	0060	CARPORT F	0	100	40	1,600.00	UT	3.50	3.50	100	2017	2017	3	100	5,600	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FOP= N10 W10 S10 E10\$ W28 FGR= W6 FOP= N8 W16 S8E16\$ W16 S25 E22 N25\$ S41 E17 N11 E10 FOP= S5 E6 N5 W6\$ E6 S5 E12 N24 W2 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF														14,057								
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							