LOT 133 EMERALD LAKES PHASE 4.

814-1147, 858-2180, 889-752, DC

RATCLIFFE EDWARD P JR/RATCLIFFE LINDA S
537 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-433

BUILDING CHARACTERISTICS

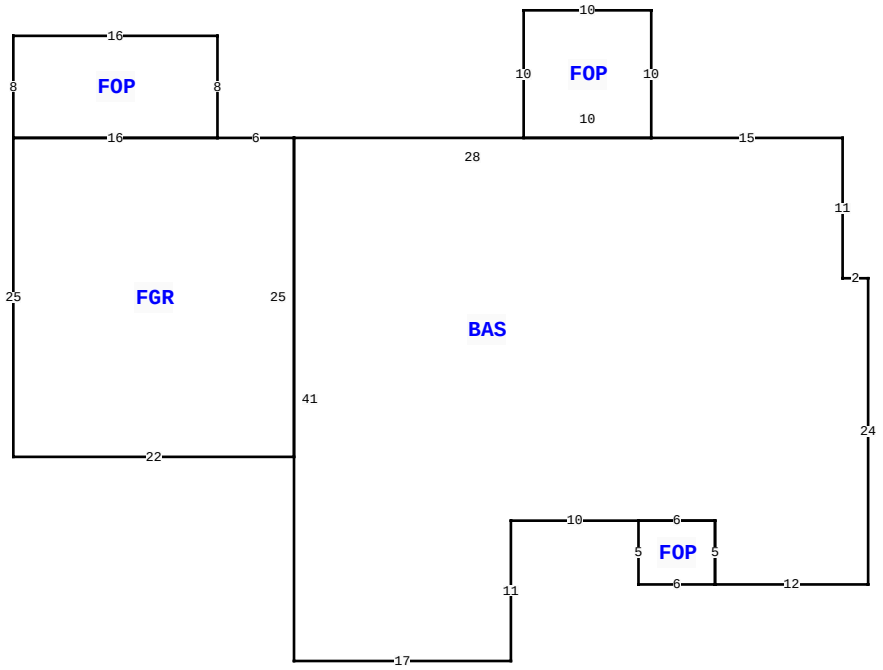
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,575	100		1,575	144,726
FGR	550	55		302	27,751
FOP	30	30		9	827
FOP	100	30		30	2,757
FOP	128	30		38	3,491
TOTALS	2,383			1,954	179,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	114.2460	125.67	245,559	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2022 Heated Area: 1575 HX Base Yr 2022



537 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,894.00	UT	1.50	1.50	100	2000	2000	3	100	2,841	
3	0296	SHED METAL	0	100	16	23	368.00	UT	12.00	12.00	100	2007	2007	3	100	4,416	
4	0060	CARPORT F	0	100	40	40	1,600.00	UT	3.50	3.50	100	2017	2017	3	100	5,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,553
TOTAL MARKET OB/XF VALUE		14,057
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		228,610
SOH/AGL Deduction		21,329
ASSESSED VALUE		207,281
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,870
TOTAL JUST VALUE		228,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,882

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	I	01	250,000
GRANTOR: SOLIZ PHILLIP N						
GRANTEE: RATCLIFFE EDWARD P						
0889/0752	9/30/1999	WD	Q	V		15,000
GRANTOR: G BISHOP						
GRANTEE: SOLIZ						

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

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 04/26/2022 BY JS Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS