LOT 134 EMERALD LAKES PHASE 4.

814-1147, 904-2227, WD 1000-1769

FRANCISCO KEVIN B/FRANCISCO MELISSA
11914 BASS RD
LIVE OAK, FL 32060

2026

28-3S-16-02372-434

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

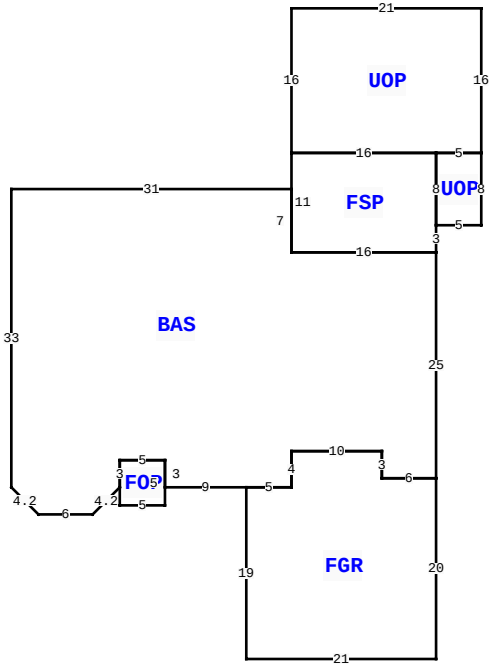
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	1,405	100		1,405	131,472
FGR	445	55		245	22,926
FOP	25	30		8	749
FSP	176	40		70	6,550
UOP	40	20		8	749
UOP	336	20		67	6,269
TOTALS	2,427			1,803	168,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	126.2800	143.96	259,560	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1405 HX Base Yr 2004



548 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		168,714
TOTAL MARKET OB/XF VALUE		8,424
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		212,138
SOH/AGL Deduction		68,783
ASSESSED VALUE		143,355
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,944
TOTAL JUST VALUE		212,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043754	Roof Replacement	21,091	02/22/2022
17191	SFR	235	07/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/1818	1/18/2006	QC	Q	I	01	100
GRANTOR: KEVIN FRANCISCO						
GRANTEE: KEVIN B FRANCISCO &						
1000/1769	11/12/2003	WD	Q	I		115,000
GRANTOR: LLOYD F & PEGGY S WAL						
GRANTEE: KEVIN B FRANCISCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S33 R3 D3 E6 U3 R3 FOP= S2 E5 N5 W5 S3$ N3 E5 S3 E9 FGR= S19 E21 N20 W6 N3 W10 S4 W5$ E5 N4 E10 S3 E6 N25 FSP= N3 UOP= E5 N8 W5 S8$ N8 UOP= E5 N16 W21 S16 E16$ W16 S11 E16$ W16 N7$.

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	1,285.00	UT	1.50	1.50	100	2000	2000	3	100	1,928	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	12.00	12.00	100	2017	2017	3	100	2,304	
3	0166	CONC,PAVMT	0	100	24	36	864.00	UT	3.00	3.00	100	2007	2007	3	100	2,592	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,424

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS