LOT 135 EMERALD LAKES PHASE 4.

814-1147, 909-1004, 973-1370, WD

NORMAN JOHNNIE L/NORMAN ALICE C
526 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-435

BUILDING CHARACTERISTICS

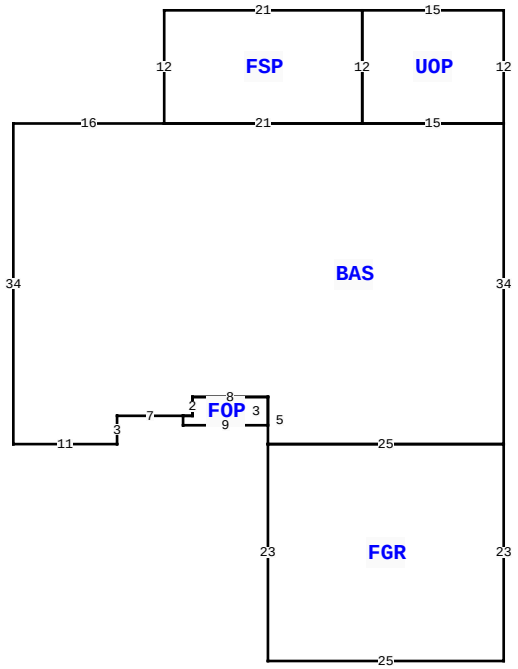
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,704	100		1,704	182,209
FGR	575	55		316	33,790
FOP	25	30		8	856
FSP	252	40		101	10,800
UOP	180	20		36	3,849
TOTALS	2,736			2,165	231,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	124.6256	137.09	296,800	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2020 Heated Area: 1704 HX Base Yr 2020



526 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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,702.00	UT	2.00	2.00	100	2003	2003	3	100	3,404	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,504
TOTAL MARKET OB/XF VALUE		4,604
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,108
SOH/AGL Deduction		60,870
ASSESSED VALUE		210,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,827
TOTAL JUST VALUE		271,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000	SFR	303	09/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1175	1/29/2019	WD	Q	I	01	175,000
GRANTOR: RILEY P THAMES						
GRANTEE: JOHNNIE L NORMAN &						
1353/0295	2/06/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: RILEY PAUL THAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S34 E11 N3 E7 FOP= S1 E9 N3 W8 S2 W1$ E1 N2 E8 S5
FGR= S23 E25 N23 W25$ E25 N34 UOP= N12 W15 S12 E15$ W15 FSP=
N12 W21 S12 E21$ W21$.

LAND DESCRIPTION

TOTAL OB/XF 4,604

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 09/05/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS