LOT 138 EMERALD LAKES PHASE 4.
814-1147, 855-2153, PB 988-1737,

NIETO JEANNE NOEL/NIETO ALONZO SARAFINO
450 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-438

BUILDING CHARACTERISTICS

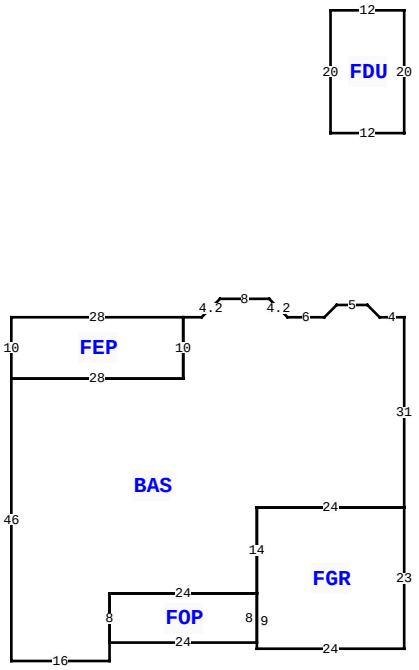
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03 100
Quality	06	06
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	2,487	100		2,487	267,119
FDU	240	60		144	15,466
FEP	280	80		224	24,059
FGR	552	55		304	32,651
FOP	192	30		58	6,230
TOTALS	3,751			3,217	345,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,217	137.5790	151.34	486,861	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2023 Heated Area: 2487 HX Base Yr 2023



450 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	0280	POOL R/CON	0	100	17	27	459.00	UT	70.00	70.00	100	1998	1998	3	40	12,852	
2	0264	PRCH,FSP	0	100	28	42	1,176.00	UT	4.00	4.00	100	1998	1998	3	100	4,704	
3	0166	CONC,PAVMT	0	100	0	0	1,994.00	UT	1.50	1.50	100	1998	1998	3	100	2,991	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
5	0060	CARPORT F	0	100	10	25	250.00	UT	5.00	5.00	75	1998	1998	3	75	938	
6	0166	CONC,PAVMT	0	100	11	14	154.00	UT	2.00	2.00	100	1998	1998	3	100	308	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	345,525
TOTAL MARKET OB/XF VALUE	22,993
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	403,518
SOH/AGL Deduction	14,962
ASSESSED VALUE	388,556
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	287,145
TOTAL JUST VALUE	403,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30333	MAINT/ALTR	0	08/02/2012
14175	POOL	90	06/22/1998
14131	SFR	360	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1553	8/31/2022	WD	Q	I	05	475,000
GRANTOR: FOURAKER RICHARD						
GRANTEE: NIETO JEANNE NOEL						
1233/0365	4/12/2012	WD	Q	I	01	270,000
GRANTOR: JAMES E & MARGARET RI						
GRANTEE: RICHARD & JANA FOUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 U2 L2 W5 L2 D2 W6 U3 L3 W8 L3 D3 W3 FEP= W28 S10 E28 N10$ S10 W28 S46 E16 N3 FOP= E24 N8 W24 S8$ N8E24 FGR= S9 E24 N23 W24 S14$ N14 E24 N31$ PTR= N30 FDU= N20 W12 S20 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 22,993

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