LOT 139 EMERALD LAKES PHASE 4.

814-1147, 843-1492, 859-2342, WD

ANUEZ LUIS P
422 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-439

BUILDING CHARACTERISTICS

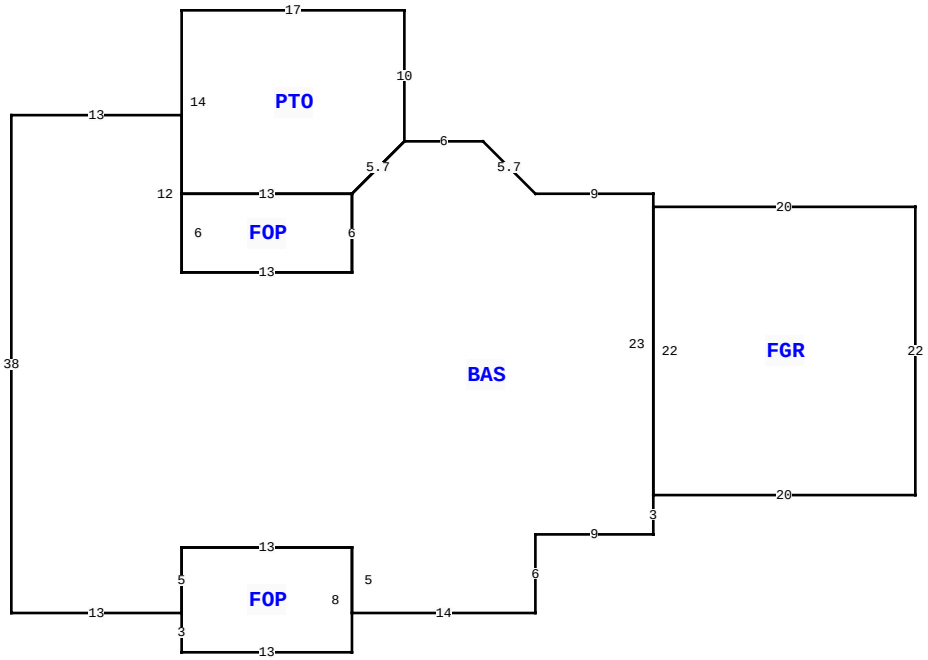
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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	1,489	100		1,489	190,209
FGR	440	55		242	30,914
FOP	78	30		23	2,938
FOP	104	30		31	3,960
PTO	230	5		12	1,533
TOTALS	2,341			1,797	229,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	145.2990	162.73	292,426	1997	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2023 Heated Area: 1489 HX Base Yr 2023



422 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,554
TOTAL MARKET OB/XF VALUE	3,170
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	267,724
SOH/AGL Deduction	10,827
ASSESSED VALUE	256,897
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	205,486
TOTAL JUST VALUE	267,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044759	Roof Replacement	9,975	06/22/2022
12803	SFR	265	07/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2228	2/10/2026	LE	U	I	14	100
GRANTOR: ANUEZ LUIS P (ENH LIF						
GRANTEE: ANUEZ NOAH RYAN (RM						
1472/1284	7/28/2022	WD	Q	I	01	287,000
GRANTOR: MOORE JAMES GRADY						
GRANTEE: ANUEZ LUIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S38 E13 FOP= S3 E13N8 W13 S5$ N5 E13 S5 E14 N6 E9N3
FGR= E20 N22 W20 S22$ N23 W9 U4 L4 W6 PTO= N10 W17 S14 E13
U4 R4 $ L4 D4 FOP= W13 S6 E13 N6$ S6 W13 N12$.

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	2,113.00	UT	1.50	1.50	100	1997	1997	3	100	3,170	

LAND DESCRIPTION

TOTAL OB/XF 3,170

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 09/20/2022 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS