

LOT 140 EMERALD LAKES PHASE 4.
814-1147, 896-1335, 907-363, 956

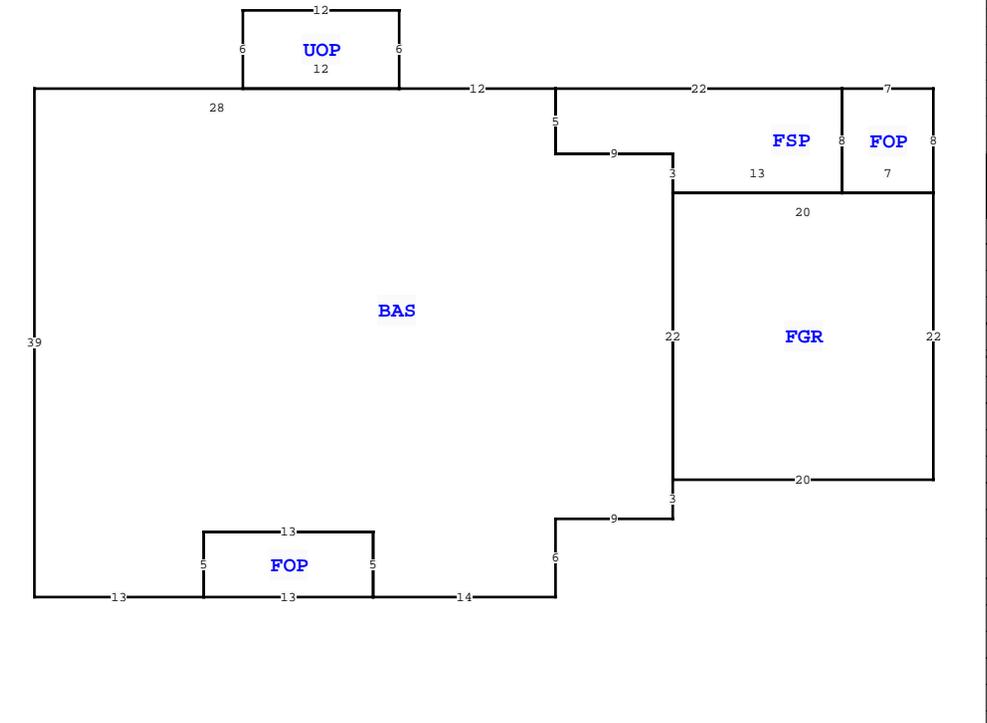
PRICE ASHLEY LEANNE
396 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-440

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,100	118.9980	135.66	284,886	2000	2000	0	0	26.88	73.12



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100		1,747	173,293
FGR	440	55		242	24,005
FOP	56	30		17	1,686
FOP	65	30		20	1,984
FSP	149	40		60	5,952
UOP	72	20		14	1,389
TOTALS	2,529			2,100	208,309

396 NW ZACK DR, LAKE CITY

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

L N	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	1,589.00	UT	1.50	1.50	100	2000	2000	3	100	2,384	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF 3,884

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			208,309	
TOTAL MARKET OB/XF VALUE			3,884	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			247,193	
SOH/AGL Deduction			91,660	
ASSESSED VALUE			155,533	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			104,122	
TOTAL JUST VALUE			247,193	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			246,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048712	Roof Replacement	16,755	11/20/2023
16892	SFR	280	04/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/0308	1/31/2013	WD Q	Q	I	01	145,000
GRANTOR: DALE & SHARLEEN DOWNI						
GRANTEE: ASHLEY L PRICE						
0956/0003	6/17/2002	WD Q	Q	I		128,200
GRANTOR: CASHNER						
GRANTEE: DALE & SHARLEEN DOW						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 UOP= N6 W12 S6 E12\$ W28 S39 E13 FOP= E13 N5 W13 S5\$ N5 E13 S5 E14 N6 E9 N3 FGR= E20 N22 W20 S22\$ N22 FSP= E13 FOP= E7 N8 W7 S8\$ N8 W22 S5 E9 S3\$ N3 W9 N5\$.