

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

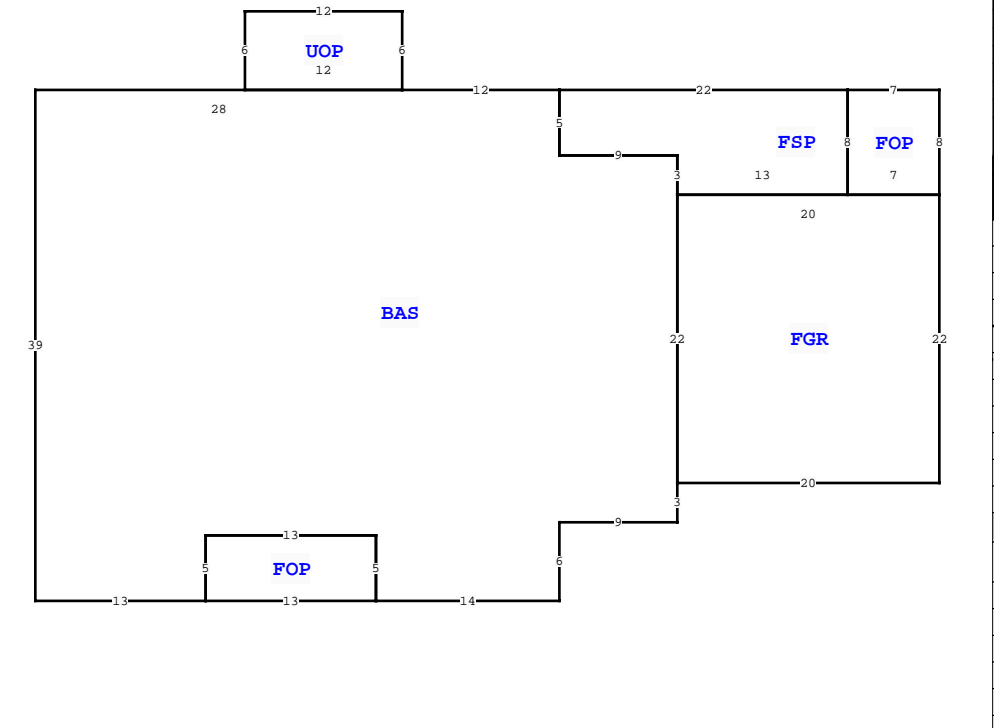
PRICE ASHLEY LEANNE
396 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-440

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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	133.28	279,888	2000	2000	0	0	26.88	73.12



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	28316.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100		1,747	170,253
FGR	440	55		242	23,584
FOP	56	30		17	1,657
FOP	65	30		20	1,949
FSP	149	40		60	5,847
UOP	72	20		14	1,364
TOTALS	2,529			2,100	204,654

396 NW ZACK DR, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1,589.00	UT	1.50	1.50	100
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 3,884

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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		204,654	
TOTAL MARKET OB/XF VALUE		3,884	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		243,538	
SOH/AGL Deduction		88,005	
ASSESSED VALUE		155,533	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		104,122	
TOTAL JUST VALUE		243,538	
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\$.	