LOT 142 EMERALD LAKES PHASE 4.

814-1147, 908-2265,

WHEATON NANCY K
344 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-442

BUILDING CHARACTERISTICS

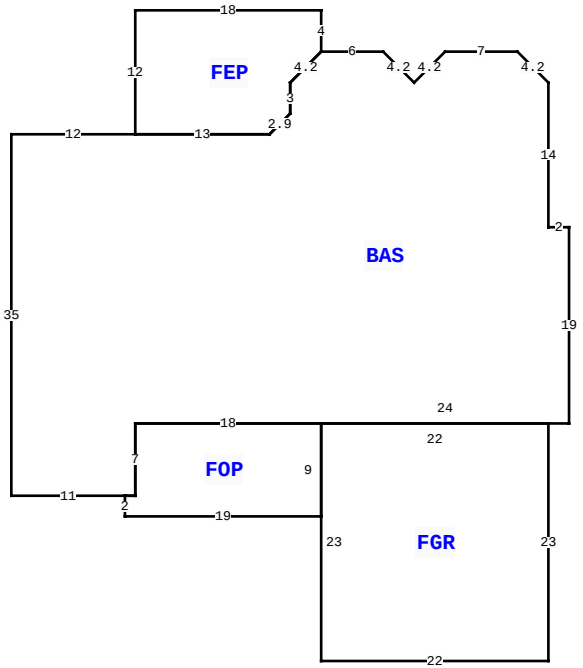
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	1,762	100		1,762	164,445
FEP	195	80		156	14,560
FGR	506	55		278	25,946
FOP	164	30		49	4,573
TOTALS	2,627			2,245	209,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	114.3450	125.78	282,376	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2002 Heated Area: 1762 HX Base Yr 2002



344 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	0166	CONC,PAVMT	0	100	0	0	1,591.00	UT	1.50	1.50	100	2001	2001	3	100	2,387	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,523
TOTAL MARKET OB/XF VALUE		2,387
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,910
SOH/AGL Deduction		83,692
ASSESSED VALUE		163,218
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		106,807
TOTAL JUST VALUE		246,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052924	Roof Replacement	22,000	04/22/2025
30845	MAINT/ALTR	160	03/13/2013
17378	SFR	290	08/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/2265	8/17/2000	WD	Q	V		17,500

GRANTOR: DDP CORP

GRANTEE: NANCY K WHEATON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S35 E11 FOP= S2 E19 N9 W18 S7 W1$ E1 N7 E18 FGR= S23 E22 N23 W22$ E24 N19 W2 N14 U3 L3 W7 L3 D3 U3 L3 W6 FEP= N4 W18 S12 E13 R2 U2 N3 U3 R3 $ L3 D3 S3 D2 L2 W13$.

LAND DESCRIPTION

TOTAL OB/XF 2,387

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 06/23/2025 BY chuck Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS