LOT 143 EMERALD LAKES PHASE 4.

814-1147, 944-2259, WD 1023-1075

ROWAN MATTHEW J
318 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-443

BUILDING CHARACTERISTICS

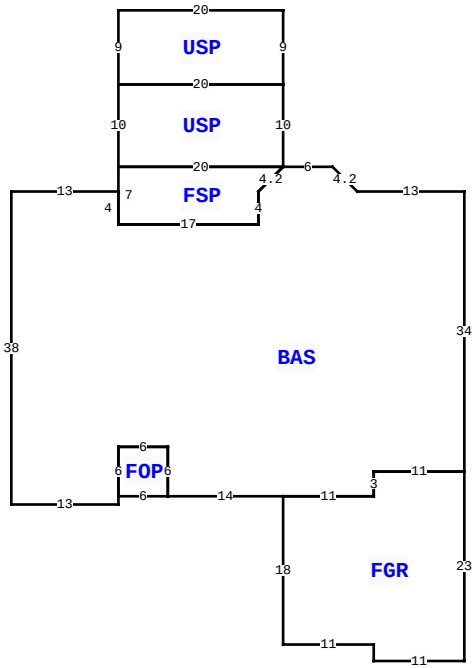
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,938	100		1,938	199,408
FGR	451	55		248	25,518
FOP	36	30		11	1,132
FSP	124	40		50	5,145
USP	180	35		63	6,482
USP	200	35		70	7,203
TOTALS	2,929			2,380	244,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	114.0720	125.48	298,642	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2012 Heated Area: 1938 HX Base Yr 2012



318 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	2007	2007	3	50	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1,505.00	UT	3.00	3.00	50	2007	2007	3	50	2,258	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,886
TOTAL MARKET OB/XF VALUE		3,258
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,144
SOH/AGL Deduction		89,589
ASSESSED VALUE		193,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,144
TOTAL JUST VALUE		283,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047256	Roof Replacement	29,601	05/17/2023
24622	SFR	591	06/13/2006
24211	SFR	550	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1338	5/25/2011	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MATTHEW J ROWAN						
1211/2044	3/22/2011	CT	U	I	12	100
GRANTOR: CLERK OF COURT (MEDLI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L3 U3 W6 USP= N10 USP= N9 W20 S9 E20$ W20 S10 E20$
FSP= W20 S7 E17 N4 R3 U3 $ D3 L3 S4 W17 N4 W13 S38 E13 N1
FOP= E6 N6 W6 S6$ N6 E6 S6 E14 FGR= S18 E11 S2 E11 N23 W11
S3 W11$ E11 N3 E11 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,258

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 03/20/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS