

LOT 149 EMERALD LAKES PHASE 4.  
814-1147, 878-1298, PB 988-1767,

NIETO JEANNE NOEL/NIETO ALONZO SARAFINO  
450 NW ZACK DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-449  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 35,000 SOH/AGL Deduction 0 ASSESSED VALUE 35,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,000 TOTAL JUST VALUE 35,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 28316.050 1.00/																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE														
											1474/1553	8/31/2022	WD	Q	I	05	475,000														
GRANTOR: FOURAKER RICHARD																				GRANTEE: NIETO JEANNE NOEL											
GRANTEE: NIETO JEANNE NOEL																				1233/0365 4/12/2012 WD Q I 01 270,000											
GRANTOR: JAMES E & MARGARET RI																				GRANTEE: RICHARD & JANA FOUR											
GRANTEE: RICHARD & JANA FOUR																				BUILDING NOTES											
TOTALS										270 NW KELLY LAKE CT, LAKE CITY										BLD DATE LGL DATE XF DATE LAND DATE 04/14/2026 MLU INC DATE AG DATE											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS																															