

LOT 154 EMERALD LAKES PHASE 4.
814-1147, WD 992-1590, WD 1073-1

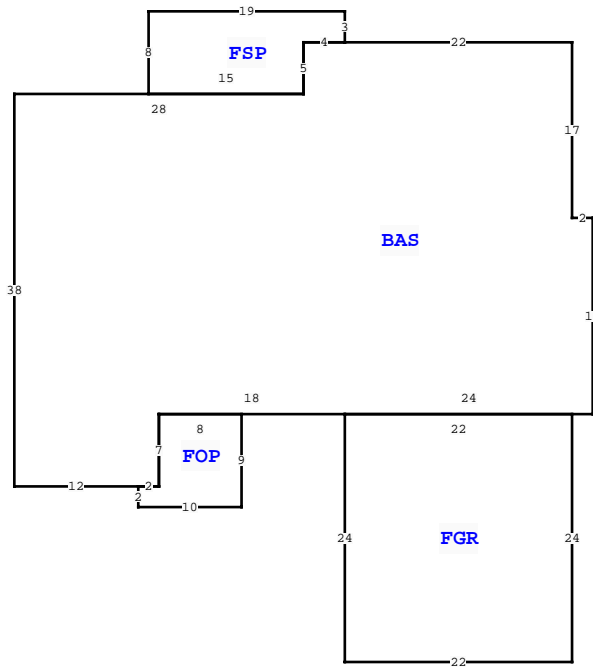
BERDET CHARLES/BERDET ESTHER MORGAN WONDERLY
280 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-454

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	13	LAM/VNLPLK	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
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
BAS	1,940	100	
FGR	528	55	
FOP	76	30	
FSP	132	40	
TOTALS	2,676		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025	150.29	346,569	2013	2013	0	0	12.00	88.00
Heated Area: 1940 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			304,981
TOTAL MARKET OB/XF VALUE			3,646
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			343,627
SOH/AGL Deduction			52,442
ASSESSED VALUE			291,185
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			239,774
TOTAL JUST VALUE			343,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051492	Roof Replacement	21,000	11/13/2024
30809	SFR	786	02/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1431	8/22/2024	LE	U	I	14	100
GRANTOR: BERDIT CHARLES AKA CH						
GRANTEE: BERDIT CHARLES AKA						
1517/2389	6/24/2024	WD	Q	I	01	363,000
GRANTOR: NASH JON T						
GRANTEE: BERDET CHARLES						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC,PAVMT	0	100	0	0	1,073.00	UT	2.00	2.00	100	2013	2013
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF												3,646	
280 NW ZACK DR, LAKE CITY													
MLU													

BUILDING NOTES											
BAS=[ORIG=0,0] W22 W4 S5 W28 S38 E12 E2 N7 E18 E24 N19 W2 N17 \$											
FGR=[ORIG=-22,36] S24 E22 N24 W22 \$											
FSP=[ORIG=-22,0] N3 W19 S8 E15 N5 E4 \$											
FOP=[ORIG=-42,43] S2 E10 N9 W8 S7 W2 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W22 W4 S5 W28 S38 E12 E2 N7 E18 E24 N19 W2 N17 \$											
FGR=[ORIG=-22,36] S24 E22 N24 W22 \$											
FSP=[ORIG=-22,0] N3 W19 S8 E15 N5 E4 \$											
FOP=[ORIG=-42,43] S2 E10 N9 W8 S7 W2 \$											

LAND DESCRIPTION		TOTAL OB/XF												3,646										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							