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

2027

28-3S-16-02372-454

BUILDING CHARACTERISTICS

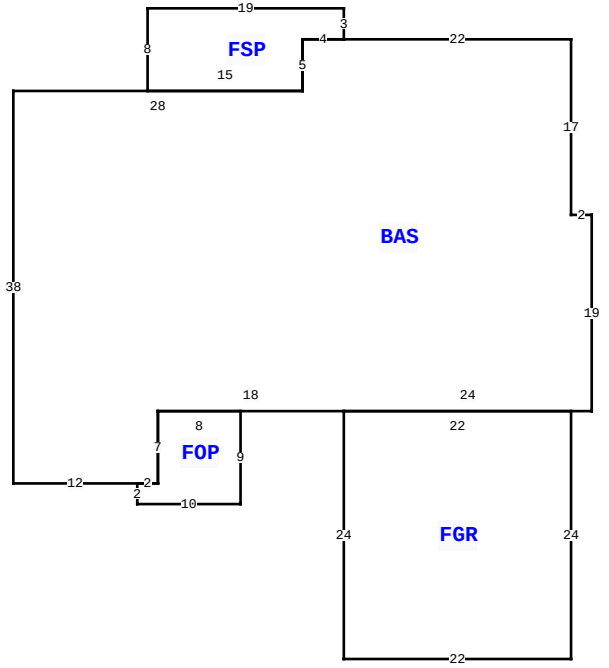
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100		1,940	251,999
FGR	528	55		290	37,670
FOP	76	30		23	2,988
FSP	132	40		53	6,884
TOTALS	2,676			2,306	299,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	134.1900	147.61	340,389	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2025 Heated Area: 1940 HX Base Yr 2025



280 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,073.00	UT	2.00	2.00	100	2013	2013	3	100	2,146	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,542
TOTAL MARKET OB/XF VALUE		3,646
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,188
SOH/AGL Deduction		38,267
ASSESSED VALUE		299,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,510
TOTAL JUST VALUE		338,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,627

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						

BUILDING NOTES

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

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 12/02/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS