LOT 1 ARBOR GREENE AT EMERALD LA
WD 1002-835.

CAMACHO ROBERT/CAMACHO OLGA I
3261 HEATHERBROOK CT
WINTER PARK, FL 32792

2027

28-3S-16-02372-501

BUILDING CHARACTERISTICS

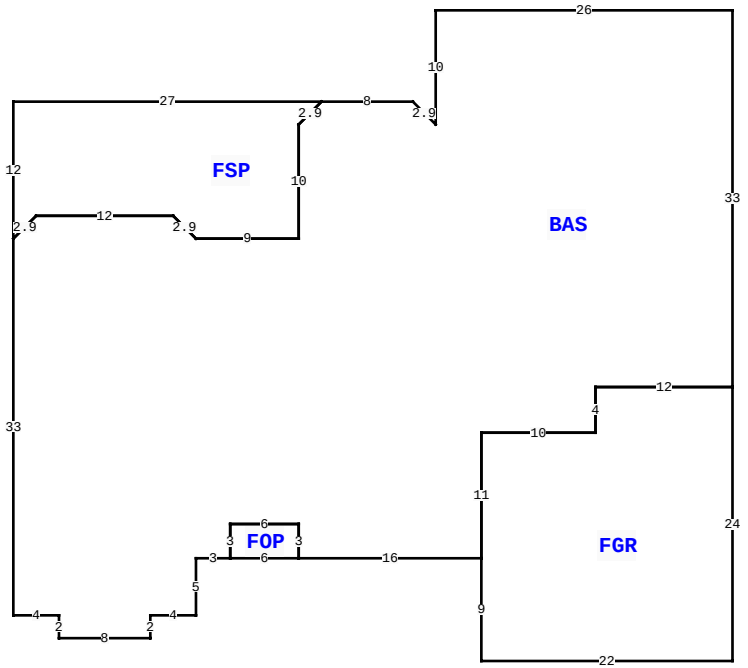
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,240	100		2,240	222,274
FGR	488	55		268	26,594
FOP	18	30		5	496
FSP	274	40		110	10,915
TOTALS	3,020			2,623	260,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,623	116.5220	128.17	336,190	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2005 Heated Area: 2240 HX Base Yr 2005



571 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	1,368.00	UT	2.00	2.00	100	2004	2004	3	100	2,736	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,278
TOTAL MARKET OB/XF VALUE		3,736
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,014
SOH/AGL Deduction		97,617
ASSESSED VALUE		201,397
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,986
TOTAL JUST VALUE		299,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041478	Roof Replacement	33,064	03/08/2021
21445	SFR	627	01/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0835	12/12/2003	WD	Q	V		20,500

GRANTOR: D D P COPR

GRANTEE: ROBERT & OLGA I CAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S10 L2 U2 W8 FSP= W27 S12 R2 U2 E12 D2 R2 E9 N10 R2 U2 $ D2 L2 S10 W9 L2 U2 W12 D2 L2 S33 E4 S2 E8 N2 E4 N5 E3 FOP= E6 N3 W6 S3$ N3 E6 S3 E16 FGR= S9 E22 N24 W12 S4 W10 S11$ N11 E10 N4 E12 N33$.

LAND DESCRIPTION

TOTAL OB/XF 3,736

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/05/2021 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS