LOT 3 ARBOR GREENE AT EMERALD LA
982-380, WD 1010-2491, WD 1036-4

SPENGLER EMMA RUTH
615 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-503

BUILDING CHARACTERISTICS

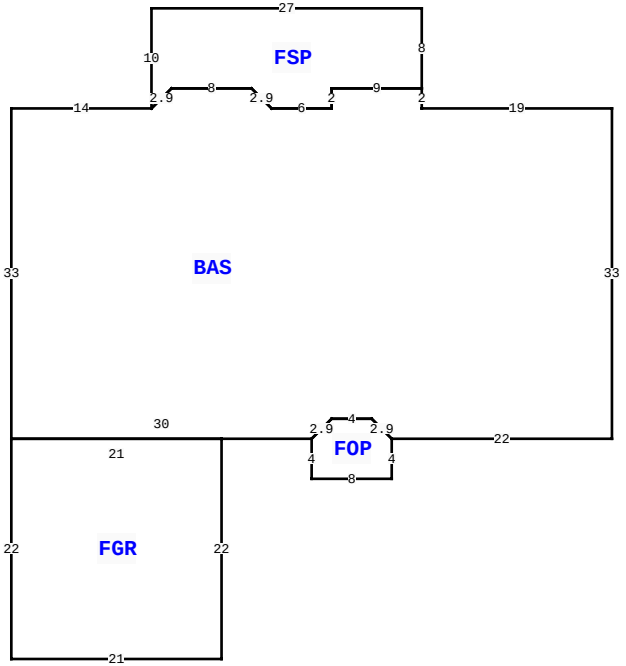
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,006	100		2,006	223,971
FGR	462	55		254	28,359
FOP	44	30		13	1,451
FSP	232	40		93	10,384
TOTALS	2,744			2,366	264,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	128.4822	141.33	334,387	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 2006 HX Base Yr 2026



615 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	0166	CONC,PAVMT	0	100	0	0	1,678.00	UT	2.00	2.00	100	2004	2004	3	100	3,356	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,166
TOTAL MARKET OB/XF VALUE	5,856
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	305,022
SOH/AGL Deduction	109,440
ASSESSED VALUE	195,582
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	144,171
TOTAL JUST VALUE	305,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20791	SFR	362	06/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1	11/12/2025	WD	Q	I	01	372,000
GRANTOR: HICKS BRAXTON						
GRANTEE: SPENGLER EMMA RUTH						
1434/352	3/17/2021	WD	Q	I	01	276,000
GRANTOR: RICHARDSON JIMMIE D &						
GRANTEE: HICKS BRAXTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 N2 W9 S2 W6 U2L2 W8 D2L2 W14 S33 E30 U2R2 E4 D2R2 E22 N33 $
FGR=[ORIG=-60,33] S22 E21 N22 W21 $
FSP=[ORIG=-19,-2] N8 W27 S10 U2R2 E8 D2R2 E6 N2 E9 $
FOP=[ORIG=-30,33] S4 E8 N4 U2L2 W4 D2L2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,856

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 01/07/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS