

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

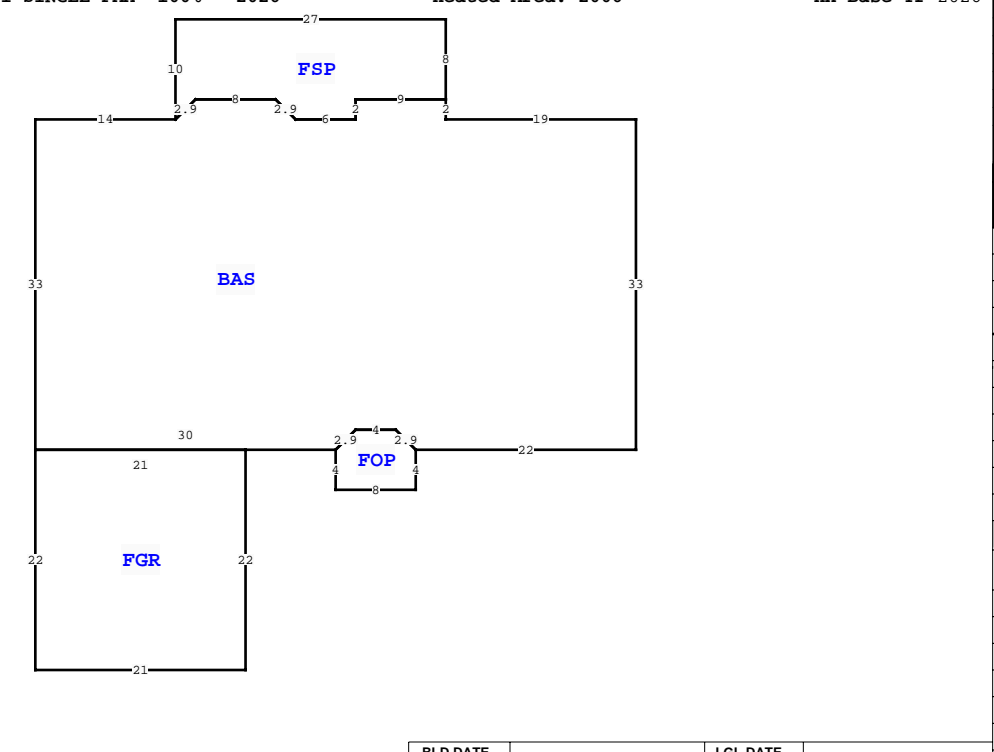
SPENGLER EMMA RUTH
615 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-503
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	143.90	340,467	2004	2004	0	0	21.00	79.00	



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	228,044
FGR	462	55		254	28,875
FOP	44	30		13	1,478
FSP	232	40		93	10,573
TOTALS	2,744			2,366	268,969

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,969
TOTAL MARKET OB/XF VALUE		5,856
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,825
SOH/AGL Deduction		119,940
ASSESSED VALUE		189,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,474
TOTAL JUST VALUE		309,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,582

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						

EXTRA FEATURES																
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
1	0166	CONC,PAVMT	0	100	0	0	0	2.00	2.00	100	2004	2004	3	100	3,356	
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	2,500	

615 NW ZACK DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES												
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 \$												

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