LOT 7 ARBOR GREENE AT EMERALD LA
961-1015. WD 1063-416, WD 1110-2

ROBERTS BOB/ROBERTS ABIGAIL
602 NW ZACK DR
LAKE CITY, FL 32055

**2027**

**28-3S-16-02372-507**

## BUILDING CHARACTERISTICS

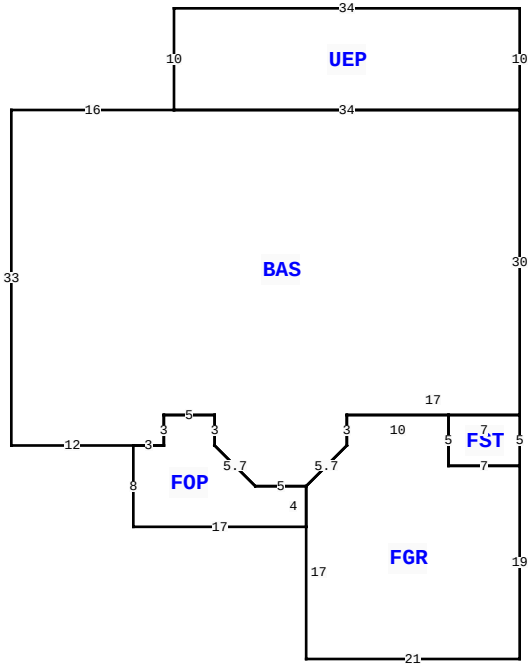
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,620 | 100 | | 1,620 | 160,715 |
| FGR | 449 | 55 | | 247 | 24,504 |
| FOP | 123 | 30 | | 37 | 3,671 |
| FST | 35 | 55 | | 19 | 1,885 |
| UEP | 340 | 60 | | 204 | 20,238 |
| TOTALS | 2,567 | | | 2,127 | 211,013 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,127 | 117.1275 | 128.84 | 274,043 | 2002 | 2002 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 1620 HX Base Yr 2008




602 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 | 1,846.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 3,692 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 2,880 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 7,700 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,013 |
| TOTAL MARKET OB/XF VALUE | | 14,672 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 260,685 |
| SOH/AGL Deduction | | 75,086 |
| ASSESSED VALUE | | 185,599 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 134,188 |
| TOTAL JUST VALUE | | 260,685 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19974 | SFR | 286 | 09/18/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1110/2711 | 2/14/2007 | WD | Q | I | | 180,000 |
| GRANTOR: CATTANEO | | | | | | |
| GRANTEE: BOB & ABIGAIL ROBER | | | | | | |
| 1063/0416 | 10/20/2005 | WD | Q | I | | 240,000 |
| GRANTOR: NEELY | | | | | | |
| GRANTEE: CATTANEO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S33 E12 FOP= S8 E17 N4 W5 U4 L4 N3 W5 S3 W3$ E3 N3 E5 S3 R4 D4 E5 FGR= S17 E21 N19 FST= N5 W7 S5 E7$ W7 N5 W10 S3 L4 D4 $ U4 R4 N3 E17 N30 UEP= N10 W34 S10 E34$ W34$.

## LAND DESCRIPTION

TOTAL OB/XF 14,672

| 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 09/05/2018 BY KR Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS