LOT 4 ARBOR GREENE AT EMERALD LA
WD 1028-1799, WD 1048-2660, WD 1

MCELHANEY KATHRYN E/MCELHANEY RONALD FRANKLIN
725 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-604

BUILDING CHARACTERISTICS

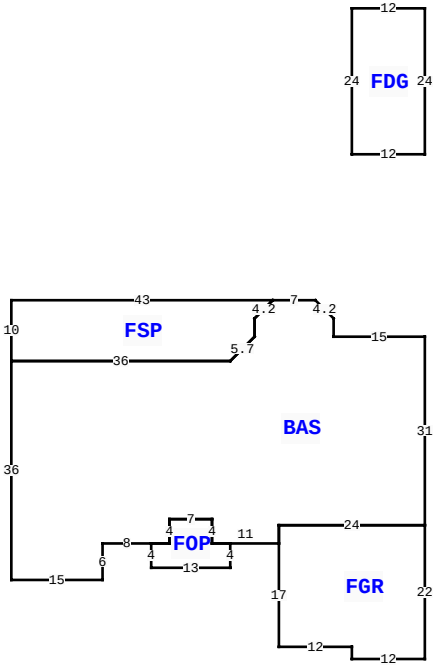
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	2,219	100		2,219	230,173
FDG	288	60		173	17,945
FGR	504	55		277	28,733
FOP	80	30		24	2,490
FSP	397	40		159	16,493
TOTALS	3,488			2,852	295,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	117.8760	129.66	369,790	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2219 HX Base Yr 2006



725 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	2,529.00	UT	2.50	2.50	100	2005	2005	3	100	6,323	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	295,832
TOTAL MARKET OB/XF VALUE	6,323
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	337,155
SOH/AGL Deduction	103,358
ASSESSED VALUE	233,797
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	177,386
TOTAL JUST VALUE	337,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052433	Roof Replacement	24,925	02/25/2025
22328	SFR	646	09/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0980	4/07/2016	WD	U	I	30	100
GRANTOR: KATHRYN E MCELHANEY						
GRANTEE: KATHRYN E & RONALD						
1048/2660	5/31/2005	WD	Q	I		257,900
GRANTOR: ISAAC CONST						
GRANTEE: KATHRYN E MCELHANEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N3 L3 U3 W7 FSP= W43 S10 E36 R4 U4 N3 R3 U3 $ D3 L3 S3 D4 L4 W36 S36 E15 N6 E8 FOP= S4 E13 N4 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E11 FGR= S17 E12 S2 E12 N22 W24 S3$ N3 E24 N31$ PTR= N30 FDG= N24 W12 S24 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,323

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS