

LOT 5 ARBOR GREENE AT EMERALD LA  
AND BEGIN AT NE COR OF LOT 7 ARB  
EMERALD LAKES PHASE 2, RUN S 12

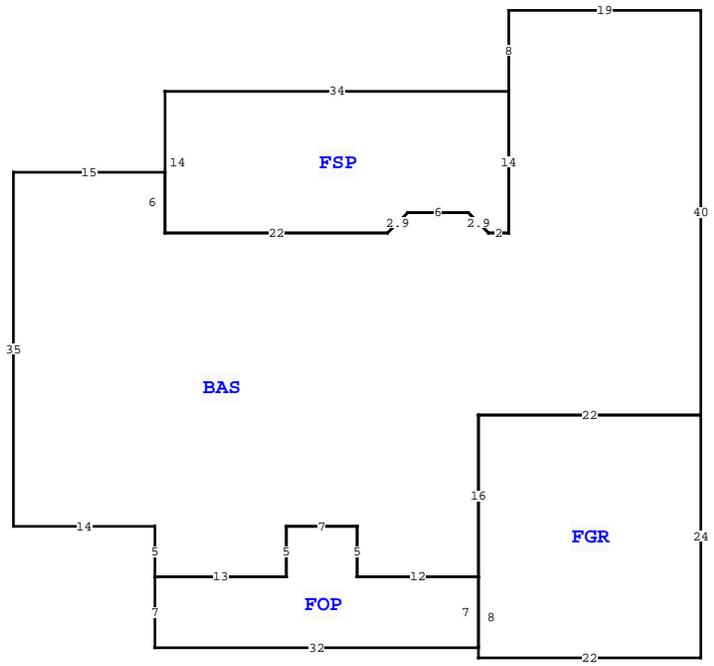
ANDERSON LIVING TRUST  
757 NW ZACK DR  
LAKE CITY, FL 32055

**2026**

28-3S-16-02372-605

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
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
BAS	2,379	100	
FGR	528	55	
FOP	259	30	
FSP	460	40	
TOTALS	3,626		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005		Heated Area: 2379					HX Base Yr 2005	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			323,494
TOTAL MARKET OB/XF VALUE			19,336
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			395,330
SOH/AGL Deduction			136,401
ASSESSED VALUE			258,929
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			207,518
TOTAL JUST VALUE			395,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055083	Remodel	16,438	02/23/2026
000054847	Remodel	13,113	01/21/2026
000049890	Electrical Servic	0	05/21/2024
31401	MAINT/ALTR	75	08/28/2013
22014	SFR	777	06/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0547	4/15/2009	WD	U	V	11	100
GRANTOR: DONALD W & JUDITH A A						
GRANTEE: DONALD W & JUDITH A						
1159/2446	9/09/2008	WD	Q	V	01	16,000
GRANTOR: CAUSEY & ANDERSON 1/2						
GRANTEE: DONALD W & JUDITH A						

EXTRA FEATURES		757 NW ZACK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0294	SHED WOOD/	0 100 10 24
4	0120	CLFENCE 4	0 100 0 0
5	0030	BARN, MT	0 0 0 0
6	0262	PRCH, FOP	0 100 0 0
7	0104	GENERATOR	0 100 0 0

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	0180	FPLC 1STRY	0	100	0	0	UT	1.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	1,888.00	2.00	100	2004	2004	3	100	3,776	
3	0294	SHED WOOD/	0	100	10	24	UT	240.00	14.00	100	2007	2007	3	100	3,360	
4	0120	CLFENCE 4	0	100	0	0	UT	1.00	0.00	100	2013	2013	3	100	600	
5	0030	BARN, MT	0	0	0	0	UT	1.00	0.00	100	2017	2017	3	100	3,500	
6	0262	PRCH, FOP	0	100	0	0	UT	1.00	0.00	100	2017	2017	3	100	700	
7	0104	GENERATOR	0	100	0	0	UT	1.00	6,000.00	100	2025	2024		90	5,400	
<b>TOTAL OB/XF 19,336</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 S8 FSP= W34 S14 E22 R2 U2 E6 D2 R2 E2 N14\$ S14 W2 L2 U2 W6 D2 L2 W22 N6 W15 S35 E14 S5 FOP= S7 E32 N7 W12 N5 W7 S5 W13\$ E13 N5 E7 S5 E12 FGR= S8 E22 N24 W22 S16\$ N16 E22 N40\$.	

LAND DESCRIPTION		TOTAL OB/XF 19,336																						
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							