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

2027

28-3S-16-02372-605

BUILDING CHARACTERISTICS

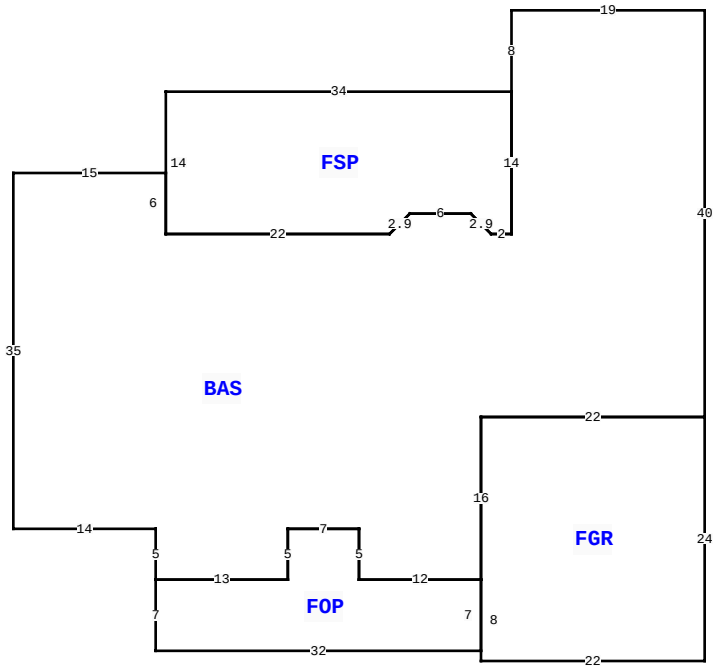
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100		2,379	253,361
FGR	528	55		290	30,884
FOP	259	30		78	8,307
FSP	460	40		184	19,596
TOTALS	3,626			2,931	312,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,931	125.0524	137.56	403,188	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2005 Heated Area: 2379 HX Base Yr 2005



757 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,888.00	UT	2.00	2.00	100	2004	2004	3	100	3,776	
3	0294	SHED WOOD/	0	100	10	24	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,148
TOTAL MARKET OB/XF VALUE		19,336
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		383,984
SOH/AGL Deduction		117,392
ASSESSED VALUE		266,592
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		160,181
TOTAL JUST VALUE		383,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,657

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						

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

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							
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							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.75 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS