LOTS 15 & 16 ARBOR GREENE AT EME
2.

COOK ALEXIS T
861 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-616

BUILDING CHARACTERISTICS

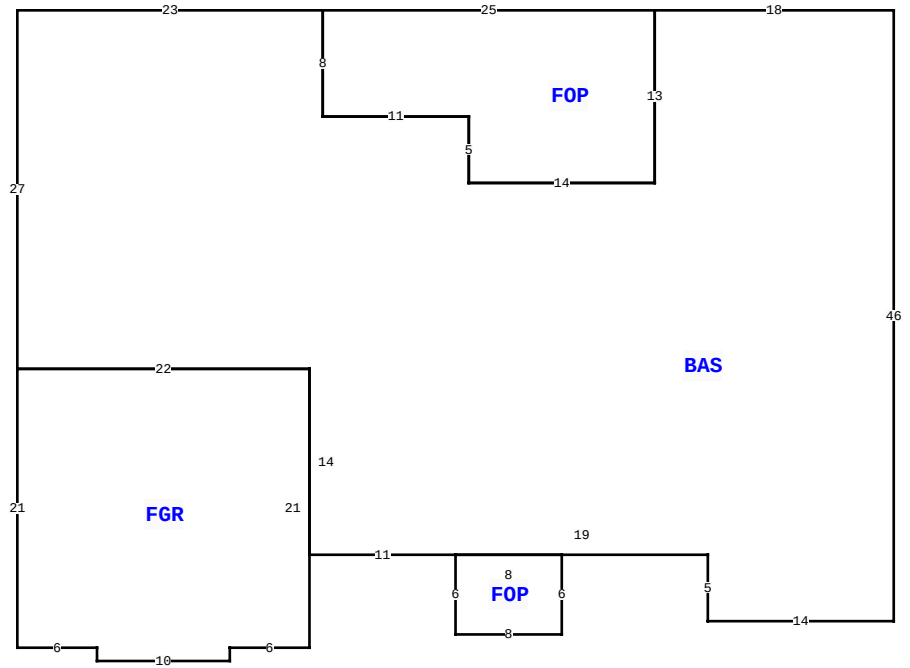
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	05	05
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	2,198	100		2,198	217,017
FGR	472	55		260	25,671
FOP	48	30		14	1,382
FOP	270	30		81	7,997
TOTALS	2,988			2,553	252,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	115.9340	127.53	325,584	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2005 Heated Area: 2198 HX Base Yr 2005



861 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	2,225.00	UT	2.00	2.00	100	2004	2004	3	100	4,450	
2	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,067
TOTAL MARKET OB/XF VALUE		7,150
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		329,217
SOH/AGL Deduction		95,579
ASSESSED VALUE		233,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,227
TOTAL JUST VALUE		329,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054624	Roof Replacement	18,575	12/04/2025
21654	SFR	660	03/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1091	11/03/2025	WD	U	V	37	13,000
GRANTOR: RODRIGUEZ JONATHAN E						
GRANTEE: COOK ALEXIS TURNER						
1116/1828	4/13/2007	WD	Q	V		40,000
GRANTOR: VICTORIA M GARDNER						
GRANTEE: JONATHAN & SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W25 S8 E11 S5 E14 N13$ S13 W14 N5 W11 N8 W23 S27FGR= S21 E6 S1 E10 N1 E6 N21 W22$ E22 S14 E11 FOP= S6 E8 N6 W8$ E19 S5 E14 N46$.

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.08 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS