LOT 17 ARBOR GREENE AT EMERALD L

WD 1005-2557, WD 1206-1371, WD 1

HELMKA ROY MICHAEL/BELLOTTE JOHN DAVID
881 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-617

BUILDING CHARACTERISTICS

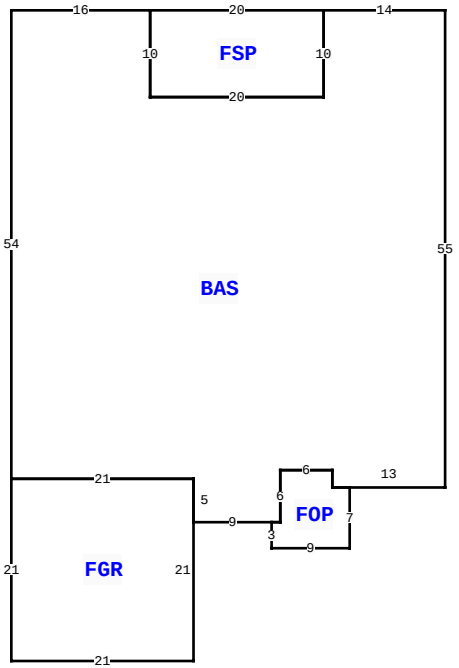
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	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	2,557	100		2,557	228,804
FGR	441	55		243	21,744
FOP	71	30		21	1,879
FSP	200	40		80	7,158
TOTALS	3,269			2,901	259,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,901	118.7571	130.63	378,958	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2020 Heated Area: 2557 HX Base Yr 2020



881 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0280	POOL R/CON	0	100	15	31	465.00	UT	70.00	70.00	100	2004	2004	3	43	13,997	
3	0282	POOL ENCL	0	100	37	50	1,850.00	UT	15.00	15.00	100	2004	2004	3	40	11,100	
4	0166	CONC,PAVMT	0	100	0	0	1,359.00	UT	2.00	2.00	100	2004	2004	3	100	2,718	
5	0169	FENCE/WOOD	0	100	0	0	64.00	UT	13.50	13.50	100	2007	2007	3	100	864	
6	0120	CLFENCE 4	0	100	0	0	280.00	UT	7.50	7.50	100	2007	2007	3	100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 31,979

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 08/30/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,586
TOTAL MARKET OB/XF VALUE		31,979
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		326,565
SOH/AGL Deduction		59,528
ASSESSED VALUE		267,037
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		210,626
TOTAL JUST VALUE		326,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22160	POOL	225	08/06/2004
21650	SFR	742	03/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2743	2/15/2015	WD	U	I	11	100
GRANTOR: MOSS WILLIAM R						
GRANTEE: HELMKA ROY MICHAEL						
1378/1666	2/15/2015	WD	Q	I	01	250,000
GRANTOR: WILLIAM R MOSS						
GRANTEE: ROY MICHAEL HEIMKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W20 S10 E20 N10$ S10 W20 N10 W16 S54 FGR= S21 E21 N21 W21$ E21 S5 E9 FOP= S3 E9 N7 W2 N2 W6 S6 W1$ E1 N6 E6 S2 E13 N55$.