LOT 19 ARBOR GREENE AT EMERALD L
WD 1018-366. WD 1091-2530,2532,

HERDEGEN ROGER A/HERDEGEN TARA
941 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-619

BUILDING CHARACTERISTICS

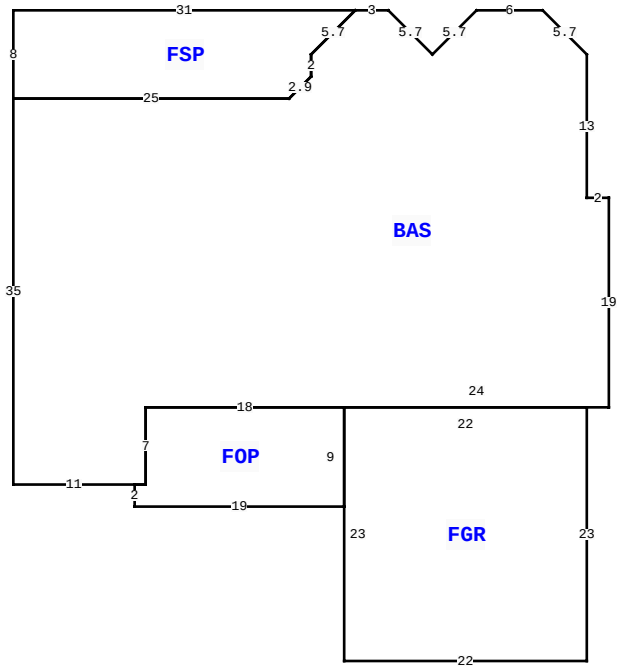
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,748	100		1,748	185,118
FGR	506	55		278	29,441
FOP	164	30		49	5,189
FSP	222	40		89	9,425
TOTALS	2,640			2,164	229,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	124.3588	136.79	296,014	2005	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2014 Heated Area: 1748 HX Base Yr 2014



941 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	1,504.00	UT	1.00	1.00	100	2004	2004	3	100	1,504	
2	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,174
TOTAL MARKET OB/XF VALUE	5,254
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	269,428
SOH/AGL Deduction	89,535
ASSESSED VALUE	179,893
TOTAL EXEMPTION VALUE	HX HB DX VX 13 179,893
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	269,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049380	Roof Replacement	5,250	03/07/2024
22079	SFR	547	07/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/1017	12/20/2013	WD	Q	I	01	150,000
GRANTOR: BEVERLY JANE MCKEON						
GRANTEE: ROGER A & TARA HERD						
1091/2532	8/03/2006	WD	Q	I	05	112,500
GRANTOR: CAROLEE HOWE						
GRANTEE: DALE RICHARD & BEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= W31 S8 E25 R2 U2 N2 R4 U4 $ D4 L4 S2 D2 L2 W25 S35 E11 FOP= S2 E19 N9 W18 S7 W1$ E1 N7 E18 FGR= S23 E22 N23 W22$ E24 N19 W2 N13 L4 U4 W6 D4 L4 L4 U4 $.

LAND DESCRIPTION

TOTAL OB/XF 5,254

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 03/25/2024 BY jerry Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS