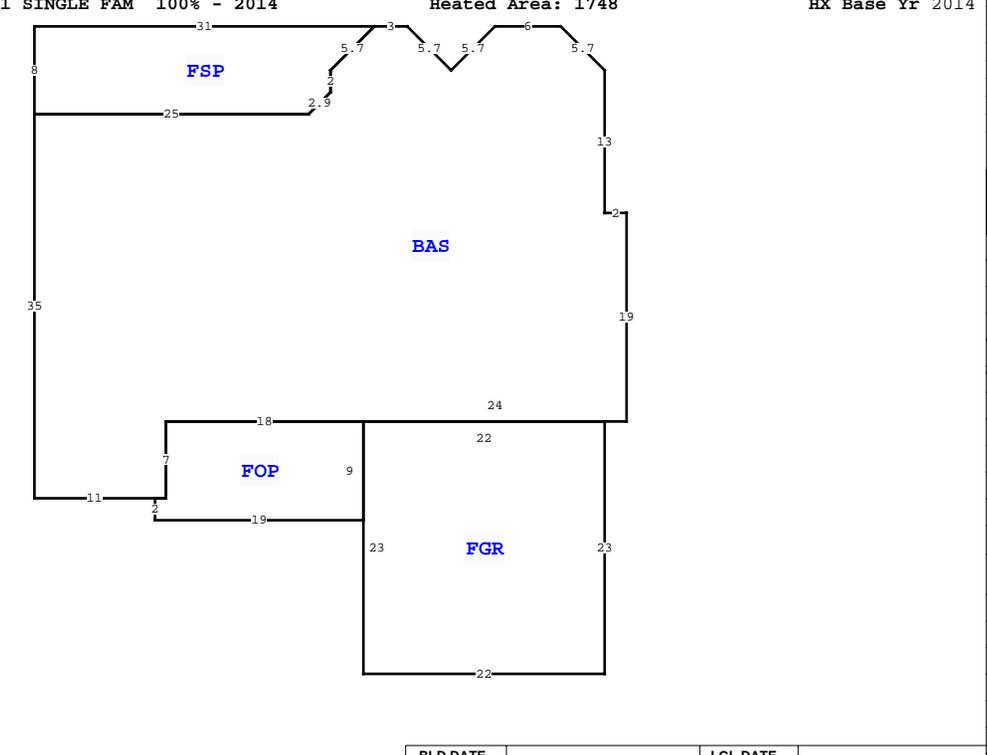


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating 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
BAS	1,748	100	
FGR	506	55	
FOP	164	30	
FSP	222	40	
TOTALS	2,640		

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	141.77	306,790	2005	2004	0	0	22.58	77.42
1 SINGLE FAM 100% - 2014 Heated Area: 1748 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	237,517		
TOTAL MARKET OB/XF VALUE	5,254		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	277,771		
SOH/AGL Deduction	103,118		
ASSESSED VALUE	174,653		
TOTAL EXEMPTION VALUE	HX HB DX VX 13 174,653		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	277,771		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	276,855		

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	Q	I	01	150,000
GRANTOR: BEVERLY JANE MCKEON						
GRANTEE: ROGER A & TARA HERD						
1091/2532	8/03/2006	WD Q	Q	I	05	112,500
GRANTOR: CAROLEE HOWE						
GRANTEE: DALE RICHARD & BEVE						

EXTRA FEATURES		941 NW ZACK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	1.00
2	0120	CLFENCE 4	7.50
3	0169	FENCE/WOOD	0.00
4	0296	SHED METAL	0.00
5	0296	SHED METAL	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026	MLU	

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																						
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							