LOT 20 ARBOR GREENE AT EMERALD L
WD 1029-2992, WD 1051-2383, WD 1

LAWRENCE SAMANTHA L/LAWRENCE AUSTIN
989 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-620

BUILDING CHARACTERISTICS

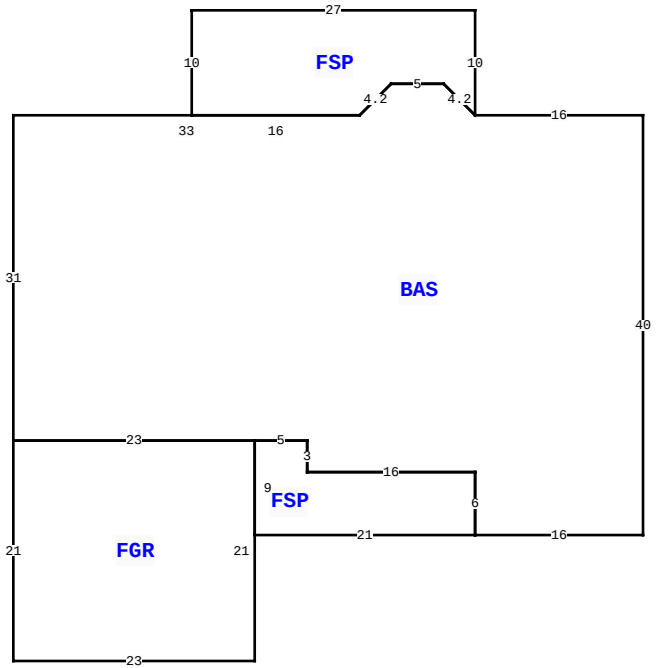
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,076	100		2,076	219,073
FGR	483	55		266	28,070
FSP	141	40		56	5,910
FSP	246	40		98	10,341
TOTALS	2,946			2,496	263,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	118.4400	130.28	325,179	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2014 Heated Area: 2076 HX Base Yr 2014



989 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	1,649.00	UT	2.00	2.00	100	2006	2006	3	100	3,298	
2	0169	FENCE/WOOD	0	100	0	0	208.00	UT	13.50	13.50	50	2007	2007	3	50	1,404	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,395
TOTAL MARKET OB/XF VALUE	5,302
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	303,697
SOH/AGL Deduction	92,085
ASSESSED VALUE	211,612
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	160,201
TOTAL JUST VALUE	303,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048366	Roof Replacement	21,665	10/09/2023
23693	SFR	633	10/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0622	1/23/2015	QC	U	I	11	100
GRANTOR: SAMANTHA L LAWRENCE (						
GRANTEE: SAMANTHA L & AUSTIN						
1265/1731	11/20/2013	WD	Q	I	01	175,000
GRANTOR: GRACE AYRES (UNMARRIE						
GRANTEE: SAMANTHA L TURNER (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W27 S10 E16 R3 U3 E5 D3 R3 $ L3 U3 W5 D3 L3 W33 S31 FGR= S21 E23 N21 W23$ E23 FSP= S9 E21 N6 W16 N3 W5$ E5 S3 E16 S6 E16 N40$.

LAND DESCRIPTION

TOTAL OB/XF 5,302

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 01/17/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS