

LOT 21 ARBOR GREENE AT EMERALD L
WD 1079-1646, WD 1129-2012, LE 1

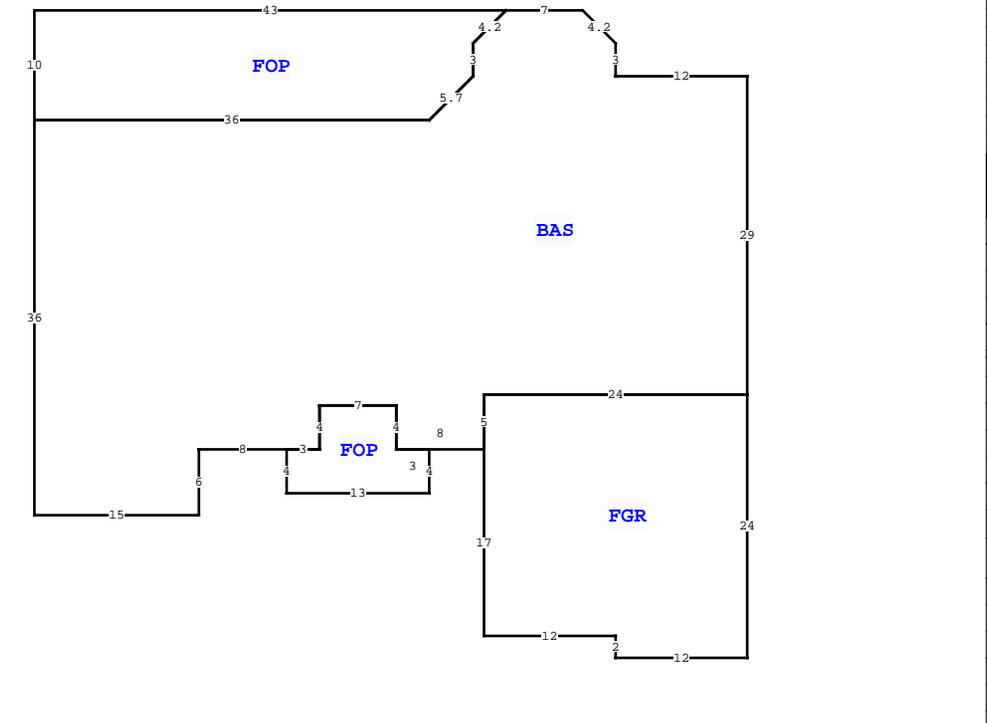
BAKER ALVIN J/BAKER CAROLYN N
999 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-621

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2008		Heated Area: 2069					HX Base Yr 2008		



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	2,069	100		2,069	214,166
FGR	552	55		304	31,468
FOP	80	30		24	2,484
FOP	397	30		119	12,318
TOTALS	3,098			2,516	260,436

999 NW ZACK DR, LAKE CITY

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

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,383.00	UT	2.50	2.50	50	2005	2005	3	50	2,979	
3	0169	FENCE/WOOD	0	100	0	208.00	UT	13.50	13.50	40	2007	2007	3	40	1,123	

TOTAL OB/XF 5,302

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			260,436
TOTAL MARKET OB/XF VALUE			5,302
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			300,738
SOH/AGL Deduction			105,797
ASSESSED VALUE			194,941
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			143,530
TOTAL JUST VALUE			300,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044575	Roof Replacement	28,668	06/01/2022
23241	SFR	646	06/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/722	9/25/2025	LE U	I	I	14	100

GRANTOR: BAKER ALVIN J (ENH LE)
GRANTEE: BELL ANTHONY BERNAR
1129/2012 8/29/2007 WD Q I 259,900
GRANTOR: CHARLES J & MILDRED E
GRANTEE: ALVIN J BAKER & CAR

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 N3 L3 U3 W7 FOP= W43 S10 E36 R4 U4 N3 R3 U3 \$ D3 L3 S3 D4 L4 W36 S36 E15 N6 E8 FOP= S4 E13 N4 W3 N4 W7 S4 W3\$ E3 N4 E7 S4 E8 FGR= S17 E12 S2 E12 N24 W24 S5\$ N5 E24 N29\$.