LOT 26 ARBOR GREENE AT EMERALD L
WD 1005-2528, WD 1312-1884, WD 1

PARIS STEVEN M/PARIS BETTY ANNE
944 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-626

BUILDING CHARACTERISTICS

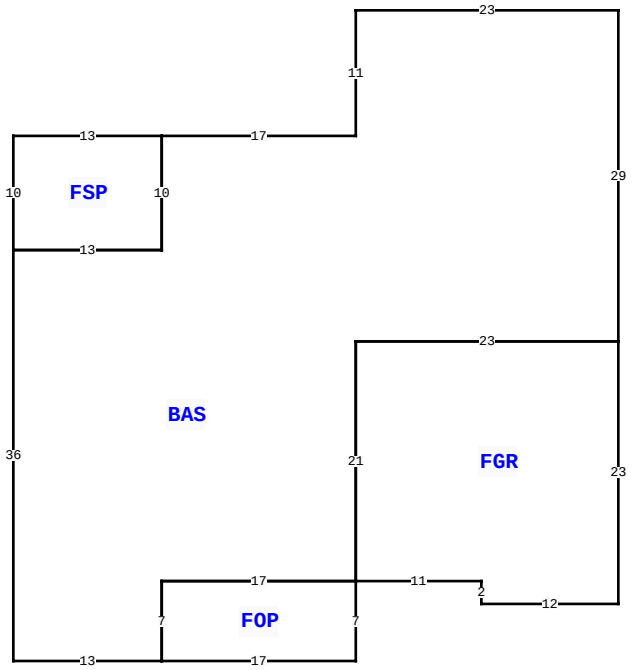
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,798	100		1,798	246,994
FGR	507	55		279	38,327
FOP	119	30		36	4,945
FSP	130	40		52	7,143
TOTALS	2,554			2,165	297,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	132.8580	146.14	316,393	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1798 HX Base Yr 2020



944 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,112.00	UT	2.00	2.00	100	2012	2012	3	100	4,224	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
4	0031	BARN,MT AE	0	100	24	40	1.00	UT	13,000.00	13,000.00	100	2021	2020		100	13,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	297,409
TOTAL MARKET OB/XF VALUE	25,624
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	358,033
SOH/AGL Deduction	189,532
ASSESSED VALUE	168,501
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	67,090
TOTAL JUST VALUE	358,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054224	Generator		10/10/2025
39927	STORAGE	0	06/11/2020
37102	SFR	913	08/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/1532	12/03/2019	LE	U	I	14	235,000
GRANTOR: ARTHUR J & BEBE D MCQ						
GRANTEE: STEVEN M & BETTY AN						
1318/0356	7/06/2016	WD	Q	I	01	15,000
GRANTOR: WALTER E & MICHELE LE						
GRANTEE: ARTHUR J & BEBE D M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S11 W17 S10 W13 S36 E13 N7 E17 N21 E23 N29 $
FGR=[ORIG=-23,50] E11 S2 E12 N23 W23 S21 $
FSP=[ORIG=-40,11] W13 S10 E13 N10 $
FOP=[ORIG=-40,57] E17 N7 W17 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,624

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 03/11/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS