LOT 28 ARBOR GREENE AT EMERALD L
WD 1013-719, WD 1043-975, WD 149

SALTIVAN REBECCA/SALTIVAN RICHARD C
888 NW ZACK DR
LAKE CITY, FL 32055

2027

28-3S-16-02372-628

BUILDING CHARACTERISTICS

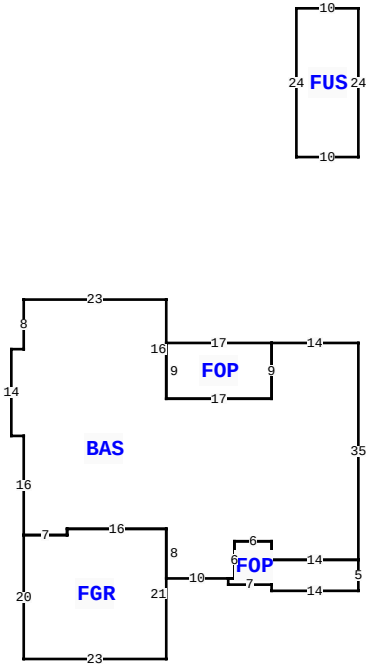
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,833	100		1,833	228,940
FGR	476	55		262	32,723
FOP	113	30		34	4,246
FOP	153	30		46	5,746
FUS	240	100		240	29,976
TOTALS	2,815			2,415	301,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	143.7317	158.10	381,812	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2024 Heated Area: 2073 HX Base Yr 2024



888 NW ZACK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	301,631
TOTAL MARKET OB/XF VALUE	5,521
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	342,152
SOH/AGL Deduction	0
ASSESSED VALUE	342,152
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	290,741
TOTAL JUST VALUE	342,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042590	Roof Replacement	22,000	08/19/2021
21846	SFR	617	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1014	8/04/2023	WD	U	I	11	100
GRANTOR: DUTERTE MITCHELL D						
GRANTEE: SALTIVAN REBECCA						
1043/0975	4/08/2005	WD	Q	I		209,900
GRANTOR: DARBY ROGERS COMP						
GRANTEE: MITCHELL D DUTERTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W17 S9 E17 N9$ S9 W17 N16 W23 S8 W2 S14 E2 S16 FGR= S20 E23 N21 W16 S1 W7$ E7 N1 E16 S8 E10 FOP= S1 E7 S1 E14 N5 W14 N3 W6 S6 W1$ E1 N6 E6 S3 E14 N35$ PTR= N30 FUS= N24 W10 S24 E10$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,348.00	UT	2.00	2.00	100	2004	2004	3	100	2,696	
3	0120	CLFENCE 4	0	100	0	0	110.00	UT	7.50	7.50	100	2007	2007	3	100	825	

LAND DESCRIPTION

TOTAL OB/XF 5,521

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 04/26/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS