LOT 33 ARBOR GREENE AT EMERALD L
WD 998-2281, WD 1030-377.

NOLL ELLIS/NOLL CAROLE
784 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-633

BUILDING CHARACTERISTICS

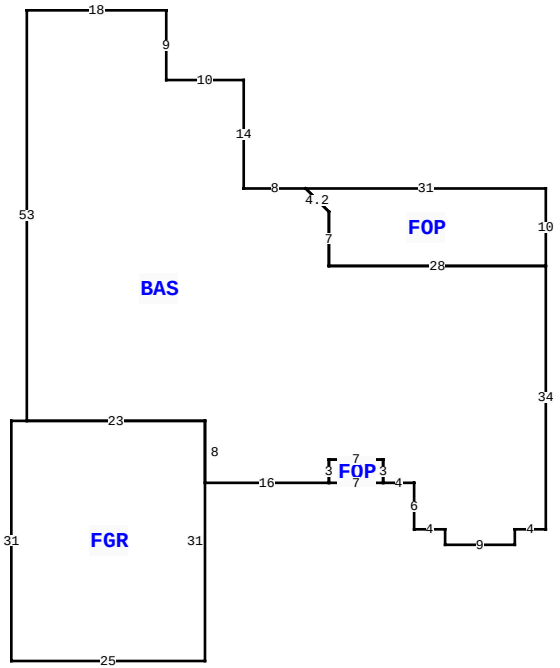
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,731	100		2,731	289,941
FGR	775	55		426	45,227
FOP	21	30		6	637
FOP	285	30		86	9,130
TOTALS	3,812			3,249	344,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,249	117.0256	131.07	425,846	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2731 HX Base Yr 2007



784 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		344,935
TOTAL MARKET OB/XF VALUE		5,095
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		385,030
SOH/AGL Deduction		127,441
ASSESSED VALUE		257,589
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,178
TOTAL JUST VALUE		385,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24170	SFR	797	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1030/0377	11/03/2004	WD	Q	V		24,000
GRANTOR: DONALD & INGEBORG BOG						
GRANTEE: ELLIS & CAROLE NOLL						
0998/2281	10/17/2003	WD	Q	V		43,000
GRANTOR: D D P CORP						
GRANTEE: DONALD C & INGEBORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S53 FGR= W2 S31 E25 N31 W23$ E23 S8 E16 FOP= E7 N3 W7 S3$ N3 E7 S3 E4 S6 E4 S2 E9 N2 E4 N34 FOP= N10 W31 D3 R3 S7 E28 $ W28 N7 L3 U3 W8 N14 W10 N9 $.

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	1,878.00	UT	2.50	2.50	100	2006	2006	3	100	4,695	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,095

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 09/05/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/26/2026 BY SYS