

BEG AT NW COR LOT 27, ARBOR GREE
LAKES S/D, SE 181.05 FT, SW 208.
OF NW ZACK DR, NW ALONG CURVE OF

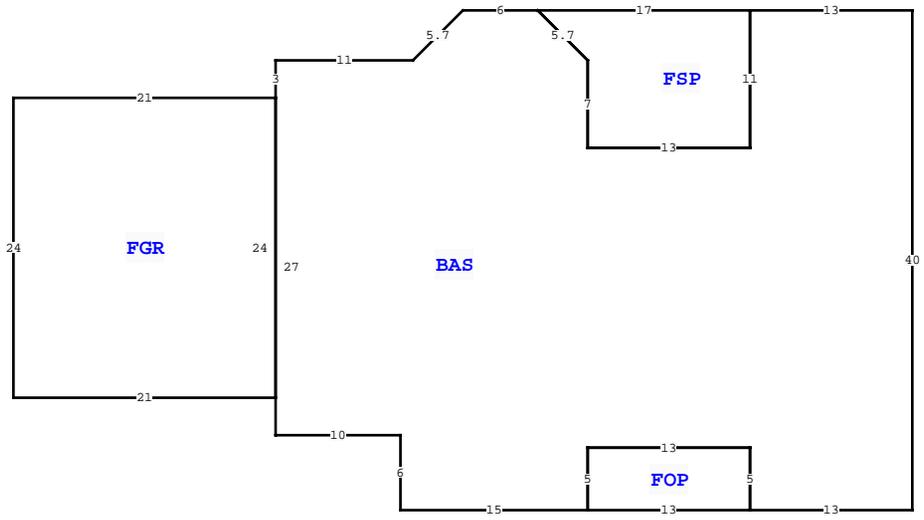
MIGUEL MIGUEL
744 NW ZACK DR
LAKE CITY, FL 32055

2026

28-3S-16-02372-635

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 Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	05 05
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%	- 2009									
Heated Area: 1712 HX Base Yr 2009												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	176,027
FGR	504	55		277	28,481
FOP	65	30		20	2,056
FSP	151	40		60	6,169
TOTALS	2,432			2,069	212,734

744 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	0166	CONC,PAVMT	0	100	0	0	0		2.00	100	2003	2003	3	100	3,746	
2	0120	CLFENCE	4	0	100	0	0		0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	212,734			
TOTAL MARKET OB/XF VALUE	4,946			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	252,680			
SOH/AGL Deduction	96,162			
ASSESSED VALUE	156,518			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	105,107			
TOTAL JUST VALUE	252,680			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	251,631			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043424	Roof Replacement	14,007	12/21/2021
20975	SFR	303	08/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0860	12/04/2008	QC	Q	I	01	100
GRANTOR: ROBERTA MIGUEL						
GRANTEE: MIGUEL MIGUEL						
1162/0665	11/12/2008	QC	Q	I	01	100
GRANTOR: DENISE J & WILLIAM RO						
GRANTEE: MIGUEL MIGUEL & ROB						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FSP= W17 D4 R4 S7 E13 N11\$ S11 W13 N7 L4 U4 W6 D4 L4 W11 S3 FGR= W21 S24 E21 N24\$ S27 E10 S6 E15 FOP= E13 N5 W13 S5\$ N5 E13 S5 E13 N40\$.

LAND DESCRIPTION																								
TOTAL OB/XF 4,946																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							