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

2027

28-3S-16-02372-635

BUILDING CHARACTERISTICS

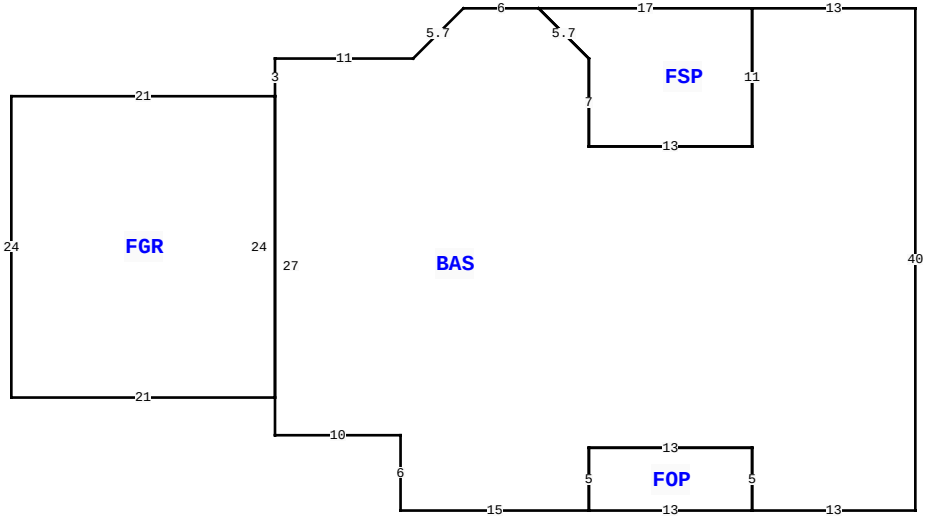
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
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	1,712	100		1,712	169,857
FGR	504	55		277	27,483
FOP	65	30		20	1,984
FSP	151	40		60	5,953
TOTALS	2,432			2,069	205,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	115.6320	127.20	263,177	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2009 Heated Area: 1712 HX Base Yr 2009



744 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	0166	CONC,PAVMT	0	100	0	0	1,873.00	UT	2.00	2.00	100	2003	2003	3	100	3,746	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,278
TOTAL MARKET OB/XF VALUE		4,946
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,224
SOH/AGL Deduction		84,010
ASSESSED VALUE		161,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,803
TOTAL JUST VALUE		245,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,952

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

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: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS