

BEG AT SW COR OF LOT 28, ARBOR G LAKES, SW 164.16 FT TO E R/W OF ALONG R/W 125.39 FT, NE 163.08 F

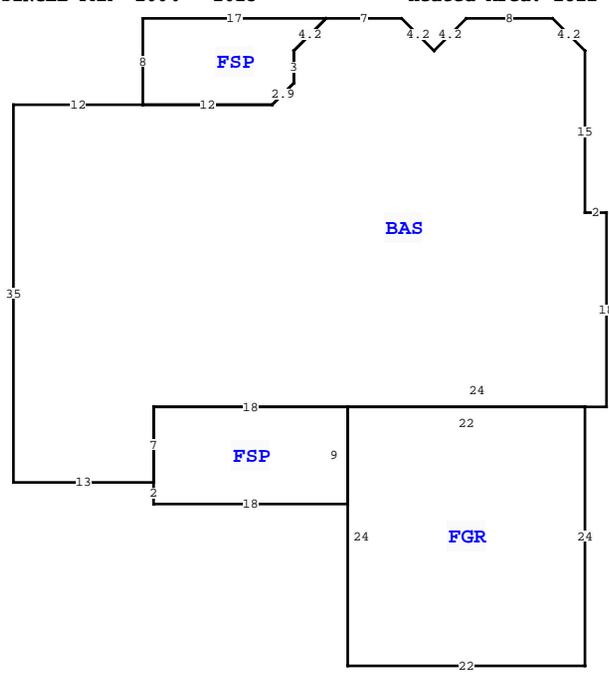
LOPEZ CRISTIAN/LOPEZ MACKENZIE 652 RS COUNTY ROAD 4254 POINT, TX 75472

2026

28-3S-16-02372-636

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 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% - 2023									
Heated Area: 1811						HX Base Yr 2023					



MAP NUM	MKT AREA	NEIGHBORHOOD/LOC			
	06	28316.050 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	184,300
FGR	528	55		290	29,512
FSP	115	40		46	4,681
FSP	162	40		65	6,615
TOTALS	2,616			2,212	225,108

720 NW ZACK DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/14/2026 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	0280	POOL R/CON	0	100	0	0	UT		70.00	100	2003	2003	3	40	11,984	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2003	2003	3	100	1,784	
3	0282	POOL ENCL	0	100	33	40	UT	15.00	15.00	100	2004	2004	3	40	7,920	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			225,108
TOTAL MARKET OB/XF VALUE			21,688
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			281,796
SOH/AGL Deduction			9,091
ASSESSED VALUE			272,705
TOTAL EXEMPTION VALUE	13 HX HB		272,705
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			281,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049475	Roof Replacement	30,271	03/21/2024
21177	POOL	185	10/17/2003
20770	SFR	321	07/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1345	9/27/2022	WD	Q	I	01	335,000
GRANTOR: SOBEL SHELDON L						
GRANTEE: LOPEZ CRISTIAN						
0985/0722	5/05/2003	WD	Q	V		21,500
GRANTOR: DDP CORP						
GRANTEE: SOBEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S35 E13 FSP= S2 E18 N9 W18 S7\$ N7 E18 FGR= S24 E22 N24 W22\$ E24 N18 W2 N15 L3 U3 W8 D3 L3 L3 U3 W7 FSP= W17 S8 E12 R2 U2 N3 R3 U3 \$ D3 L3 S3 D2 L2 W12\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							