



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	15	HARDTILE 60
Interior Floo	13	LAM/VNLPLK 40
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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	230,612
FGR	528	55	290	34,473
FOP	76	30	23	2,734
FSP	132	40	53	6,300

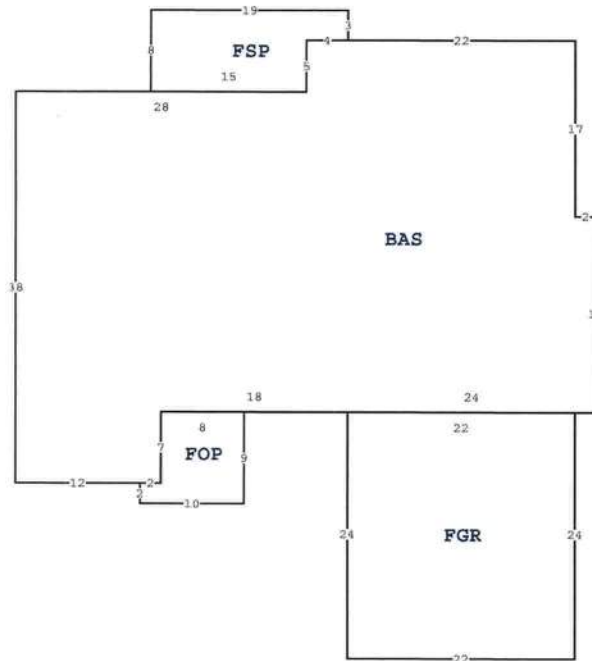
TOTALS	2,676		2,306	274,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,073.00	UT	2.00	2.00
2	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE 09/16/2024 BY TP

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,306	125.7900	132.08	304,576	2013	2013	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 1940 HX Base Yr 2022									



280 NW ZACK DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/30/2024 MLU

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					274,118				
TOTAL MARKET OB/XF VALUE					8,446				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					312,564				
SOH/AGL Deduction					23,525				
ASSESSED VALUE					289,039				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					239,039				
TOTAL JUST VALUE					312,564				
NCON VALUE					800				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					328,194				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30809	SFR	786	02/27/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1522/1431	8/22/2024	LE U	I		14		100		
GRANTOR: BERDIT CHARLES AKA CH									
GRANTEE: BERDIT CHARLES AKA									
1517/2389	6/24/2024	WD	Q	I	01		363,000		
GRANTOR: NASH JON T									
GRANTEE: BERDET CHARLES									

BUILDING NOTES									
BAS=[ORIG=0,0] W22 W4 S5 W28 S38 E12 E2 N7 E18 E24 N19 W2 N17 S									
FGR=[ORIG=-22,36] S24 E22 N24 W22 S									
FSP=[ORIG=-22,0] N3 W19 S8 E15 N5 E4 S									
FOP=[ORIG=-42,43] S2 E10 N9 W8 S7 W2 S									

TOTAL OB/XF									
8,446									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/13/2024 BY Laura