

# COLUMBIA COUNTY Property Appraiser

## Parcel 28-3S-16-02372-265

### Owners

DOMINGUE BEIRGET A  
DOMINGUE ROBERT  
138 NW ZACK DR  
LAKE CITY, FL 32055

### Parcel Summary

Location	138 NW ZACK DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.5100
Section	28
Township	3S
Range	16
Subdivision	EMRLD LAKE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

LOT 65 EMERALD LAKES PHASE 2.

802-1078, 870-779, 916-1121, WD 1335-589,



30° 12' 01" N 82° 43' 10" W //

### Working Values

	2025
Total Building	\$186,099
Total Extra Features	\$5,111
Total Market Land	\$35,000
Total Ag Land	\$0

	2025
Total Market	\$226,210
Total Assessed	\$130,932
Total Exempt	\$50,722
Total Taxable	\$80,210
SOH Diff	\$95,278

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$176,974	\$164,133	\$150,741	\$117,182	\$108,604	\$101,478
Total Extra Features	\$5,111	\$5,111	\$5,111	\$5,111	\$5,111	\$5,111
Total Market Land	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000	\$16,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$212,085	\$197,244	\$177,852	\$140,293	\$131,715	\$122,589
Total Assessed	\$127,242	\$123,536	\$119,938	\$116,445	\$114,837	\$112,255
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$77,242	\$73,536	\$69,938	\$66,445	\$64,837	\$62,255
SOH Diff	\$84,843	\$73,708	\$57,914	\$23,848	\$16,878	\$10,334

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1335/0589	2017-04-20	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$155,000	Grantor: LARRY G & MELINDA W GEIGER Grantee: BEIRGET A & ROBERT DOMINGUE (W/H)
<u>WD</u> 0916/1121	2000-12-15	<u>Q</u>		WARRANTY DEED	Improved	\$97,500	Grantor: DELANEY & WENDY FAIRCLOTH Grantee: LARRY & MELINDA GEIGER
<u>WD</u> 0870/0779	1998-11-30	<u>Q</u>		WARRANTY DEED	Improved	\$85,000	Grantor: LEAZER Grantee: FAIRCLOTH
<u>WD</u> 0802/1080	1995-03-03	<u>Q</u>		WARRANTY DEED	Improved	\$85,700	Grantor: RUSSELL NORTH CONST Grantee: JEFFREY N & ELIZABETH K LEAZER
<u>WD</u> 0802/1078	1995-03-02	<u>Q</u>		WARRANTY DEED	Vacant	\$12,500	Grantor: DDP CORP Grantee: RUSSELL NORTH CONST

## Buildings

### Building # 1, Section # 1, 107143, SFR

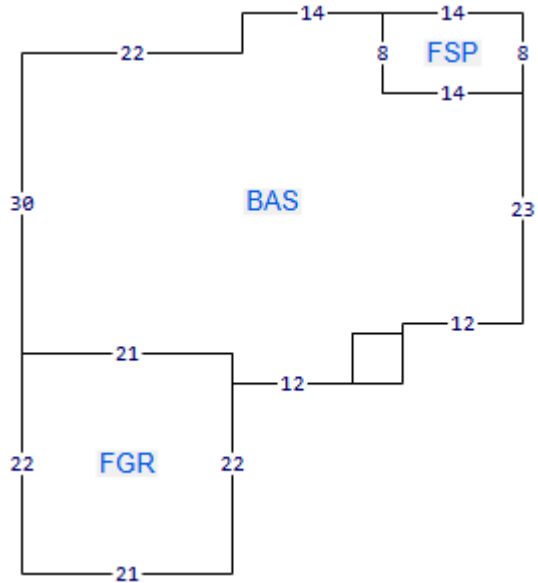
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1490	2089	\$250,807	1995	2000	0.00%	25.80%	74.20%	\$186,099

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	12	HARDWOOD
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectural Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,490	100%	1,490
<u>FGR</u>	462	55%	254
<u>FOP</u>	25	30%	8
<u>FSP</u>	112	40%	45



### Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1674.00	\$1.50	1995	100%	\$2,511
0169	FENCE/WOOD			1.00	\$0.00	1995	100%	\$600
0296	SHED METAL			1.00	\$0.00	2017	100%	\$1,000
0070	CARPORT UF			1.00	\$0.00	2017	100%	\$1,000

### Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$35,000.00/LT	0.51	1.00	\$35,000

### Personal Property

None

### Permits

None

### TRIM Notices

- 2024
- 2023
- 2022

### Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of

permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 14, 2025.

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