

ANDERSON COREY/MCBRIDE KATHRYN
509 SE EVERGREEN DR
LAKE CITY, FL 32025

00-00-00-07750-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08COMMON BRK 100

Roof Structur08IRREGULAR 100

Roof Cover14PREFIN MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo13LAM/VNLPLK 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame01NONE 100

Stories1. 1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC5417.06001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,8721001,872193,654

FGR6035533234,345

FOP12304414

UST14745666,827

TOTALS2,6342,274235,240

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT0100001.00UT0.000.0010000031002,500

LAND DESCRIPTIONTOTAL OB/XF2,500

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100*RSF-258.0095.0015,036.00SF1.001.001.001.001.0015,036

REVIEW DATE12/13/2022BYMETotal Acres: 0.35Total Land Value: 15,036Market: 0Agricultural: 0Common: 15,036PRINTED 10/22/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND

0100012,274123.1560137.93313,653196420000025.0075.00

1 SINGLE FAM 100% - 2024Heated Area: 1872HX Base Yr 2024

USTBASFGRFGR

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

04/27/2022MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE235,240

TOTAL MARKET OB/XF VALUE2,500

TOTAL LAND VALUE - MARKET15,036

TOTAL MARKET VALUE252,776

SOH/AGL Deduction113,463

ASSESSED VALUE139,313

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE88,591

TOTAL JUST VALUE252,776

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE255,912

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1480/108811/07/2022WDQI01275,000

GRANTOR:HOLT REBECCA S

GRANTEE:ANDERSON COREY

1269/10782/08/2014WDQI01123,000

GRANTOR:CAROL BISHOP RIVENBAN

GRANTEE:REBECCA S HOLT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S5 W35 FGR= W4 UST= W21 S7 E21 N7\$ S7 W21 S23 E25
N30\$S30 E23 FOP= E4 N3 W4 S3\$ N4 E4S12 E26 N43\$.