LOT 6 BLOCK 12 & BEG NW COR OF L 12, RUN S 190 FT TO ALLIGATOR LA FT, NW 190 FT TO POB. (FOREST HI

WARD GERALYN E
398 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07769-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

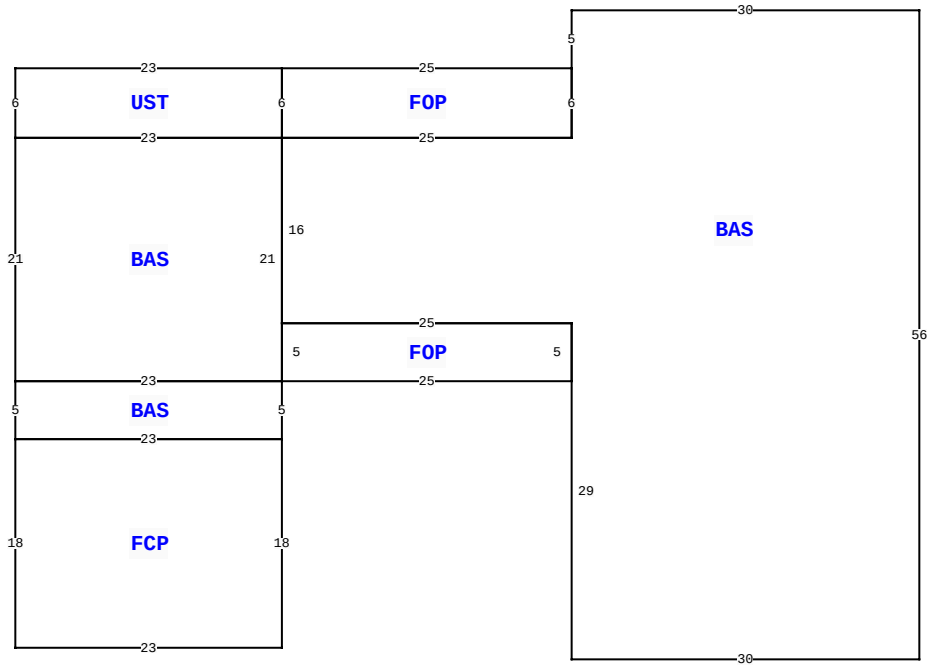
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	115	100		115	8,031
BAS	483	100		483	33,731
BAS	2,080	100		2,080	145,259
FCP	414	25		104	7,263
FOP	125	30		38	2,654
FOP	150	30		45	3,143
UST	138	45		62	4,330
TOTALS	3,505			2,927	204,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,927	95.9310	107.44	314,477	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2678 HX Base Yr 2023



398 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		204,410
TOTAL MARKET OB/XF VALUE		11,118
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,528
SOH/AGL Deduction		16,727
ASSESSED VALUE		233,801
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		178,079
TOTAL JUST VALUE		250,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1458	6/15/2022	WD	Q	I	01	300,000
GRANTOR: CORVISON EDUARDO						
GRANTEE: WARD GERALYN E						
1416/1503	8/04/2020	WD	Q	I	01	180,000
GRANTOR: PATRICIA CHAMBERS						
GRANTEE: EDUARDO CORVISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S5 FOP= W25 S6 E25 N6$ S6 W25 UST= N6 W23 S6 E23$
BAS= W23 S21 BAS= S5 FCP= S18 E23 N18 W23$ E23 N5 W23$ E23
N21$ S16 FOP= S5 E25 N5 W25$ E25 S29 E30 N56$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	20	1961	1961	3	20	7,168	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0294	SHED WOOD/	0	100	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	
7	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	350	
8	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,118

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	0133	C	SFR LAKE	100		*RSF	-194.00	240.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/09/2022 BY ME Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/20/2025 BY SYS