LOTS 1, 2, 3, 4 & 5 BLOCK C DIXI
S/D & S1/2 OF PIEDMONT ST LYING
1 BLOCK C.

EVACHEK'S TREE SERVICE INC
P O BOX 1585
LAKE CITY, FL 32056-1585

2026

08-4S-17-08200-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

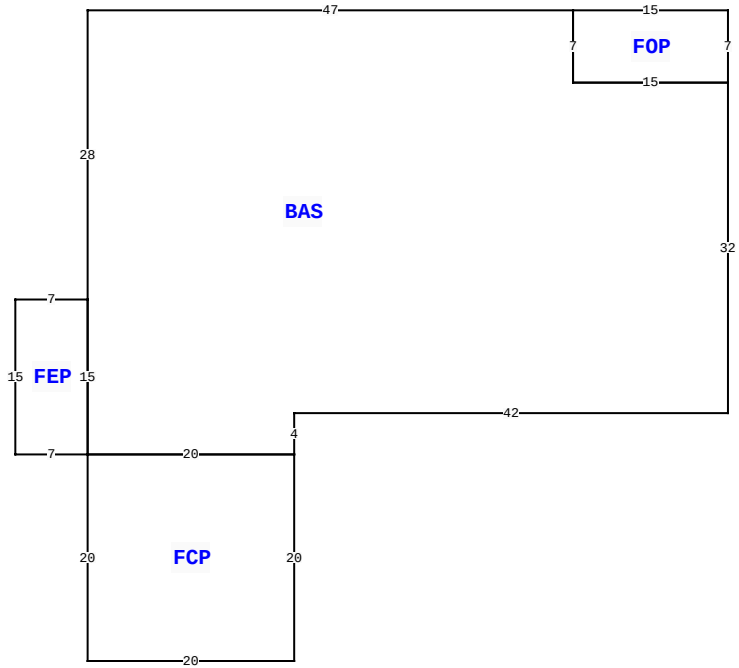
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100		2,393	87,882
FCP	400	25		100	3,672
FEP	105	80		84	3,085
FOP	105	30		32	1,175
TOTALS	3,003			2,609	95,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,609	102.8664	87.44	228,131	1977	1977	10	0	0	48.00	42.00

1 DUPLEX 0% - 0 Heated Area: 2393 HX Base Yr



2842 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,815
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,250
TOTAL MARKET VALUE	116,065
SOH/AGL Deduction	0
ASSESSED VALUE	116,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,065
TOTAL JUST VALUE	116,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,346

LAND:2:1: SUBJECT TO FLOODING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30060	REMODEL	55	04/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/2027	1/10/2006	WD	Q	I		300,000

GRANTOR: ALICE P SCHILPP
GRANTEE: EVACHEK'S TREE SERV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S28 FEP= W7 S15 E7 N15$ S15 FCP= S20 E20 N20 W20$ E20 N4 E42 N32 FOP= N7 W15 S7 E15$ W15 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0800	C	MULTI-FAM	0		RSF-2	105.00	150.00	15,750.00	SF		1.00	1.00	1.00	0.75	0.75	11,812							
2	0000	C	VAC RES	0		RSF-2	75.00	150.00	11,250.00	SF		1.00	1.00	1.00	0.75	0.75	8,438							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.62 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/19/2025 BY SYS