NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

EVACHEK JOHN W SR
P O BOX 1585
LAKE CITY, FL 32056

2026

13-4S-17-08336-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

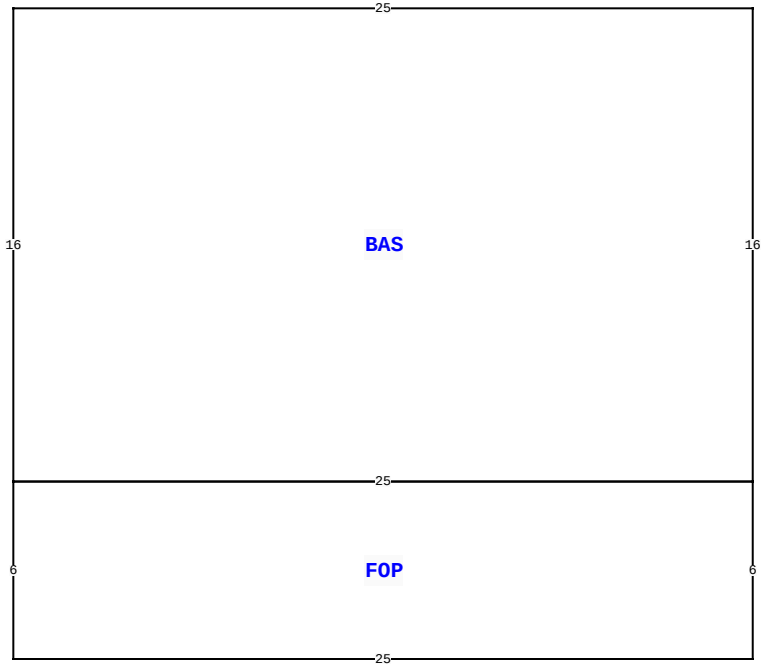
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	13417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	15,959
FOP	150	30		45	1,795
TOTALS	550			445	17,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	445	99.0000	61.38	27,314	1997	1997	0	0	0	35.00	65.00

2 STRG/CONV 100% - 2021 Heated Area: 400 HX Base Yr 2021



640 SE ROSSI DR, LAKE CITY

BLD DATE	11/23/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,646
TOTAL MARKET OB/XF VALUE		33,990
TOTAL LAND VALUE - MARKET		529,400
TOTAL MARKET VALUE		386,424
SOH/AGL Deduction		108
ASSESSED VALUE		386,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,594
TOTAL JUST VALUE		875,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		881,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053756	Generator		08/01/2025
000042042	Roof Replacement	30,800	05/28/2021
18150	POOL	170	04/11/2001
15239	GARAGE	30	03/19/1999
13954	SFR	340	05/01/1998
12057	COMMERCIAL	105	01/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/2331	3/26/2020	WD	U	I	38	650,000
GRANTOR: RANDALL WADE WHEELER						
GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S16 FOP= S6 E25 N6 W25$ E25 N16$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	120	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	80	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	288	
4	0166	CONC,PAVMT	0	100	0	0	488.00	UT	1.50	1.50	100	1993	1993	3	100	732	
5	0166	CONC,PAVMT	0	100	4	15	60.00	UT	1.50	1.50	100	1997	1997	3	100	90	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	8,250.00	UT	0.60	0.60	100	1997	1997	3	100	4,950	
8	0166	CONC,PAVMT	0	100	9	11	99.00	UT	1.50	1.50	100	1998	1998	3	100	149	
9	0166	CONC,PAVMT	0	100	20	40	800.00	UT	1.50	1.50	100	1999	1999	3	100	1,200	
10	0166	CONC,PAVMT	0	100	0	0	1,698.00	UT	1.50	1.50	100	2001	2001	3	100	2,547	

TOTAL OB/XF 17,156

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	100					121.35	AC		1.00	1.00	1.00	280.00	280.00	33,978							
3	5600	A	TIMBER 3	100					10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
4	9910	M	MKT.VAL.AG	100					131.35	AC		1.00	1.00	1.00	4,000.00	4,000.00	525,400							

REVIEW DATE 04/13/2017 BY DF Total Acres: 132.35 Total Land Value: 40,788 Market: 525,400 Agricultural: 36,788 Common: 4,000 PRINTED 11/20/2025 BY SYS

NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

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LAKE CITY, FL 32056

2026

13-4S-17-08336-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

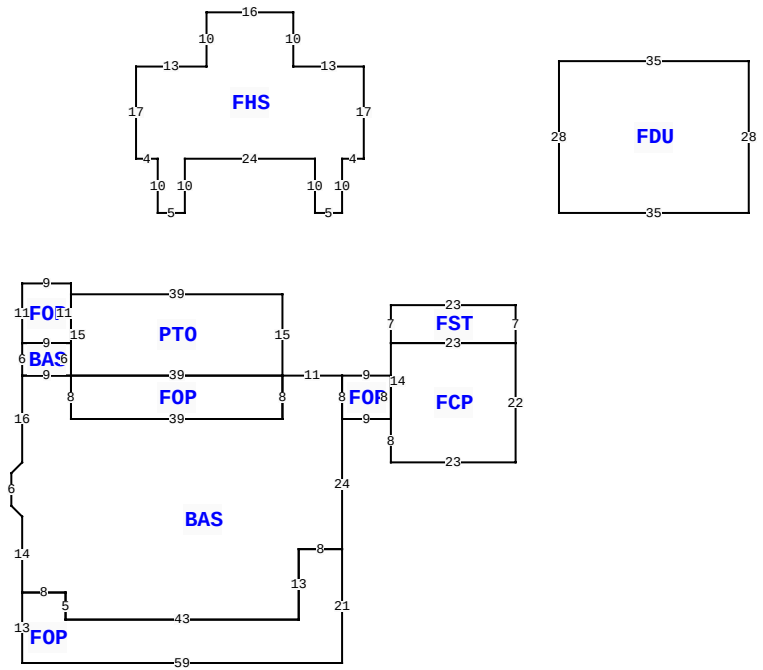
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	13417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100		54	3,718
BAS	2,215	100		2,215	152,505
FCP	506	25		126	8,675
FDU	980	60		588	40,484
FHS	974	60		584	40,209
FOP	72	30		22	1,515
FOP	99	30		30	2,065
FOP	312	30		94	6,472
FOP	616	30		185	12,738
FST	161	55		89	6,127
TOTALS	6,574			4,016	276,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,016	100.3684	112.41	451,439	1998	1998	0	5	0	33.75	61.25

3 SINGLE FAM 100% - 2021 Heated Area: 3243 HX Base Yr 2021



** This building has 11 Sub-Areas

640 SE ROSSI DR, LAKE CITY

BLD DATE	11/23/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,646
TOTAL MARKET OB/XF VALUE		33,990
TOTAL LAND VALUE - MARKET		529,400
TOTAL MARKET VALUE		386,424
SOH/AGL Deduction		108
ASSESSED VALUE		386,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,594
TOTAL JUST VALUE		875,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		881,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2331	3/26/2020	WD	U	I	38	650,000
GRANTOR: RANDALL WADE WHEELER						
GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S8 W39 N8 W9 S16 D2L2 S6 D2R2 S14 E8 S5 E43 N13 E8 N24 N8 $
FDU=[ORIG=40,-30] E35 N28 W35 S28 $
FHS=[ORIG=0,-30] N10 E4 N17 W13 N10 W16 S10 W13 S17 E4 S10 E5 N10 E24 S10 E5 $
FOP=[ORIG=-59,40] S13 E59 N21 W8 S13 W43 N5 W8 $
PTO=[ORIG=-11,0] N15 W39 S15 E39 $
FCP=[ORIG=9,8] S8 E23 N22 W23 S14 $
FOP=[ORIG=-11,0] W39 S8 E39 N8 $
FST=[ORIG=32,-6] N7 W23 S7 E23 $
FOP=[ORIG=-50,-6] N11 W9 S11 E9 $
FOP=[ORIG=0,8] E9 N8 W9 S8 $

EXTRA FEATURES

L N	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
11	0166	CONC,PAVMT	0	100	0	0	648.00	UT	1.50	1.50	100	2001	2001	3	100	972	
12	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
13	0296	SHED METAL	0	100	24	36	864.00	UT	8.00	8.00	100	2005	2005	3	100	6,912	
14	0040	BARN,POLE	0	100	24	80	1.00	UT	7,250.00	7,250.00	100	2013	2013	3	100	7,250	
15	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
16	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
17	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
18	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,834

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/13/2017 BY DF Total Acres: 132.35 Total Land Value: 40,788 Market: 525,400 Agricultural: 36,788 Common: 4,000 PRINTED 11/20/2025 BY SYS

NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

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LAKE CITY, FL 32056

2026

13-4S-17-08336-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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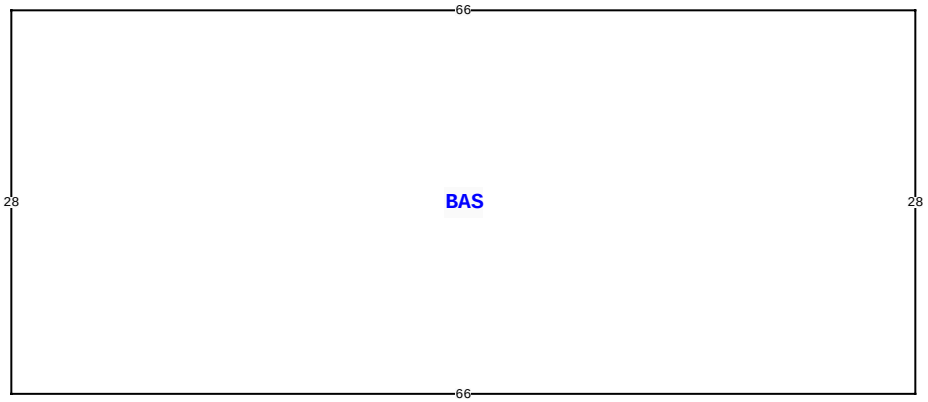
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	13417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	17,386
TOTALS	1,848			1,848	17,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,848	78.4080	47.04	86,930	1988	1988	0	0	20	60.00	20.00

4 MOBILE HME 0% - 2021 Heated Area: 1848 HX Base Yr 2021



640 SE ROSSI DR, LAKE CITY

BLD DATE	11/23/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		881,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E66 N28$.

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

REVIEW DATE 04/13/2017 BY DF Total Acres: 132.35 Total Land Value: 40,788 Market: 525,400 Agricultural: 36,788 Common: 4,000 PRINTED 11/20/2025 BY SYS