

LOT 2 HICKORY POINT A REPLAT OF
HICKORY RIDGE S/D EX .38 AC DESC

EVACHEK JOHN WESLEY JR/EVACHEK CHRISTY LEE
287 NW OLD MILL DR
LAKE CITY, FL 32055

2026

23-3S-16-02272-203



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																									
Exterior Wall	19	COMMON BRK 100	0100	01	2,407	129.1554	144.65	348,173	2006	2006	0	0	0	19.00	81.00	VALUATION SUMMARY																								
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2025														Heated Area: 1994																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2025																							
Interior Wall	05	DRYWALL 100															VALUATION BY																							
Interior Floo	13	LAM/VNPLK 80															Tax Group: 2												Tax Dist:											
Interior Floo	15	HARDTILE 20															BUILDING MARKET VALUE												282,020											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												41,568											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												28,000											
Bedrooms		3 100															TOTAL MARKET VALUE												351,588											
Bathrooms		2 100															SOH/AGL Deduction												54,272											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												297,316											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Architectual	05	CONV 100															BASE TAXABLE VALUE												246,594											
Units		0 100	TOTAL JUST VALUE												351,588																									
Condition Adj	03	03 100	NCON VALUE												0																									
Kitchen Adjus	01	01 100	INCOME VALUE																																					
Quality	07	07	PREVIOUS YEAR MKT VALUE												355,370																									
DOR CODE	0100 SINGLE FAMILY																																							
MAP NUM			MKT AREA		06																																			
NEIGHBORHOOD/LOC	23316.00		1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,994	100		1,994	233,630																																			
FGR	576	55		317	37,142																																			
FOP	72	30		22	2,577																																			
FSP	184	40		74	8,670																																			
TOTALS	2,826			2,407	282,020																																			
EXTRA FEATURES						287 NW OLD MILL DR, LAKE CITY																																		
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																								
1	0166	CONC, PAVMT	0 100	0	0	5,526.00	UT	3.00	3.00	100	2006	2006	3	100	16,578																									
2	0260	PAVEMENT-A	0 100	10	446	4,460.00	UT	1.50	1.50	100	2009	2009	3	100	6,690																									
3	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800																									
4	0030	BARN, MT	0 100	18	38	1.00	UT	13,500.00	13,500.00	100	2023	2022		100	13,500																									
TOTAL OB/XF 41,568																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000																							
REVIEW DATE 04/10/2024 BY TP Total Acres: 3.17 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS																																								