COMM NW COR OF SW1/4 OF SW1/4, R
NE 315.02 FT FOR POB, RUN NE 315
FT, SE 996.87 FT TO POB & BEG NW

CONNOR WILLIAM F II/CONNOR JENNIFER
404 NE EVANSTON LANE
LAKE CITY, FL 32055

2026

34-1S-17-04644-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

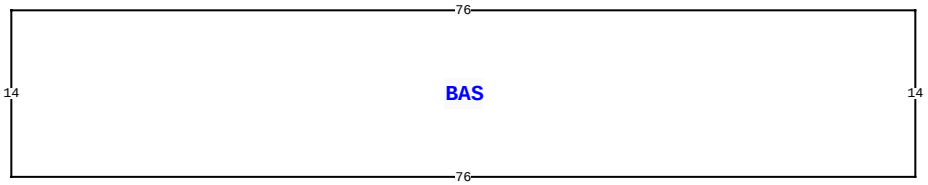
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	62,657
TOTALS	1,064			1,064	62,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	113.9000	107.07	113,922	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1064 HX Base Yr 2000



404 NE EVANSTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,578
TOTAL MARKET OB/XF VALUE		16,360
TOTAL LAND VALUE - MARKET		17,482
TOTAL MARKET VALUE		110,420
SOH/AGL Deduction		44,334
ASSESSED VALUE		66,086
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		41,086
TOTAL JUST VALUE		110,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28620	REMODEL	60	06/02/2010
15382	M H	125	04/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1495	5/12/2025	QC	U	I	11	100
GRANTOR: CONNOR WILLIAM FREDER						
GRANTEE: CONNOR WILLIAM FRED						
1496/1874	8/10/2023	QC	U	I	11	0
GRANTOR: CONNER JENNIFER LEIGH						
GRANTEE: CONNER WILLIAM FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
2	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,360

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.33	AC		1.00	1.00	0.75	3,500.00	2,625.00	8,741							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	3.33	AC		1.00	1.00	0.75	3,500.00	2,625.00	8,741							

REVIEW DATE 07/23/2015 BY DF Total Acres: 6.66 Total Land Value: 17,482 Market: 0 Agricultural: 0 Common: 17,482 PRINTED 10/10/2025 BY SYS

COMM NW COR OF SW1/4 OF SW1/4, R
NE 315.02 FT FOR POB, RUN NE 315
FT, SE 996.87 FT TO POB & BEG NW

CONNOR WILLIAM F II/CONNOR JENNIFER
404 NE EVANSTON LANE
LAKE CITY, FL 32055

2026

34-1S-17-04644-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

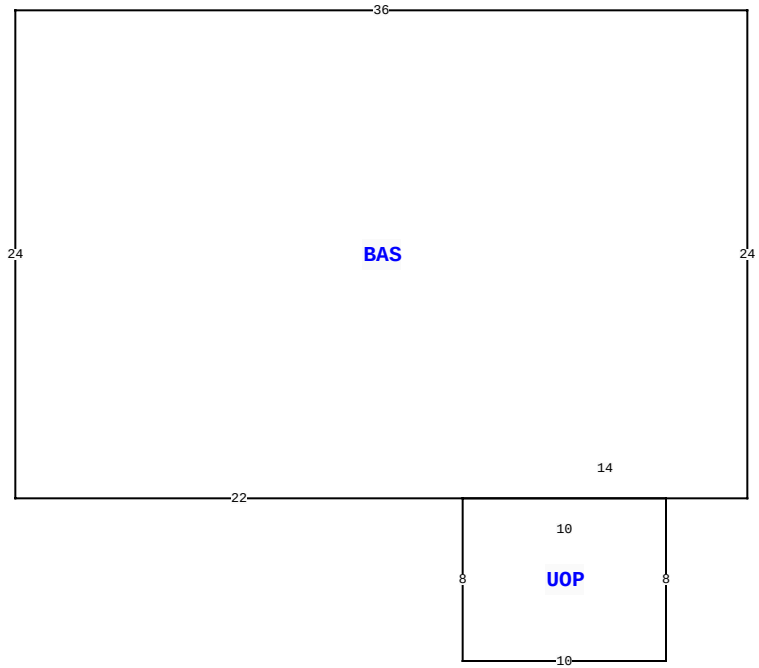
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	13,606
UOP	80	25		20	315
TOTALS	944			884	13,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	884	65.6100	39.37	34,803	1974	1974	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 864 HX Base Yr 2000



404 NE EVANSTON LN, LAKE CITY

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INCOME VALUE		
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GRANTOR: CONNER JENNIFER LEIGH						
GRANTEE: CONNER WILLIAM FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E22 UOP= S8 E10N8 W10$ E14 N24$.

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 07/23/2015 BY DF Total Acres: 6.66 Total Land Value: 17,482 Market: 0 Agricultural: 0 Common: 17,482 PRINTED 10/10/2025 BY SYS