LOT 2 BLOCK 10 FOREST HILLS S/D
847-1622, 878-2515, WD 1337-2105

CASON EVANGELINE/CASON KELSEY
570 SE SUNFLOWER PL
LAKE CITY, FL 32025

2027

00-00-00-07762-202

BUILDING CHARACTERISTICS

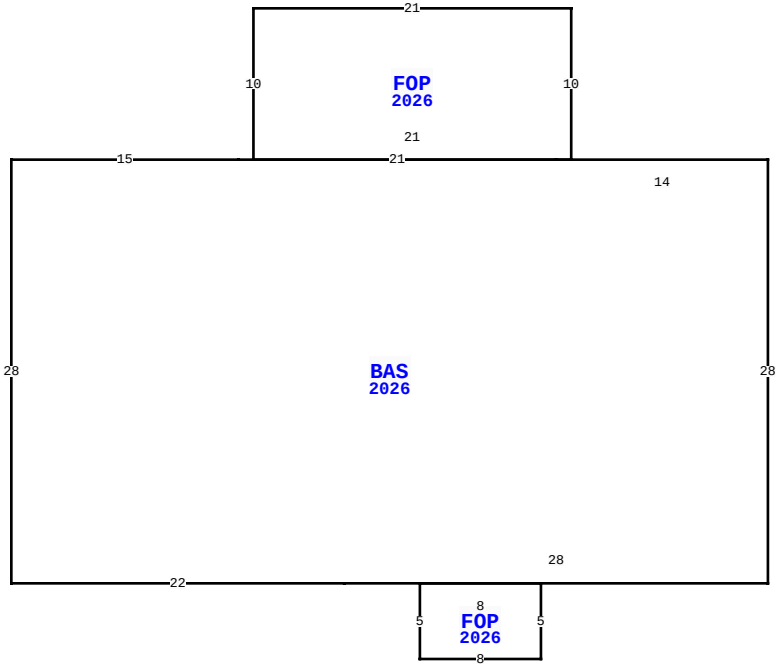
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	1,400	100	2026	1,400	187,530
FOP	40	30	2026	12	1,607
FOP	210	30	2026	63	8,439
TOTALS	1,650			1,475	197,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	121.7700	133.95	197,576	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1400 HX Base Yr 2026



570 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	197,576
TOTAL MARKET OB/XF VALUE	1,716
TOTAL LAND VALUE - MARKET	18,948
TOTAL MARKET VALUE	218,240
SOH/AGL Deduction	0
ASSESSED VALUE	218,240
TOTAL EXEMPTION VALUE	HX HB 13 218,240
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	218,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/698	10/31/2025	WD	Q	I	01	264,500
GRANTOR: ARMENTEROS PEDRO VAZQ						
GRANTEE: CASON EVANGELINE						
1524/2679	10/07/2024	WD	Q	V	01	25,500
GRANTOR: BLOW RYDERWOOD, LLC						
GRANTEE: ARMENTEROS PEDRO VA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W14 W21 W15 S28 E22 E28 N28 $
FOP=[YR=2026;ORIG=46,0] E21 S10 W21 N10 $
FOP=[YR=2026;ORIG=57,38] E8 S5 W8 N5 $
.

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	572.00	UT	3.00	3.00	100	2026	2025		100	1,716	

LAND DESCRIPTION

TOTAL OB/XF 1,716

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		RSF-2	0.00	0.00	12,632.00	SF		1.00	1.00	1.00	1.50	1.50	18,948							

REVIEW DATE 01/22/2026 BY TP Total Acres: 0.29 Total Land Value: 18,948 Market: 0 Agricultural: 0 Common: 18,948 PRINTED 11/17/2026 BY SYS