

LOT 6 BLOCK 12 & BEG NW COR OF L
12, RUN S 190 FT TO ALLIGATOR LA
FT, NW 190 FT TO POB. (FOREST HI

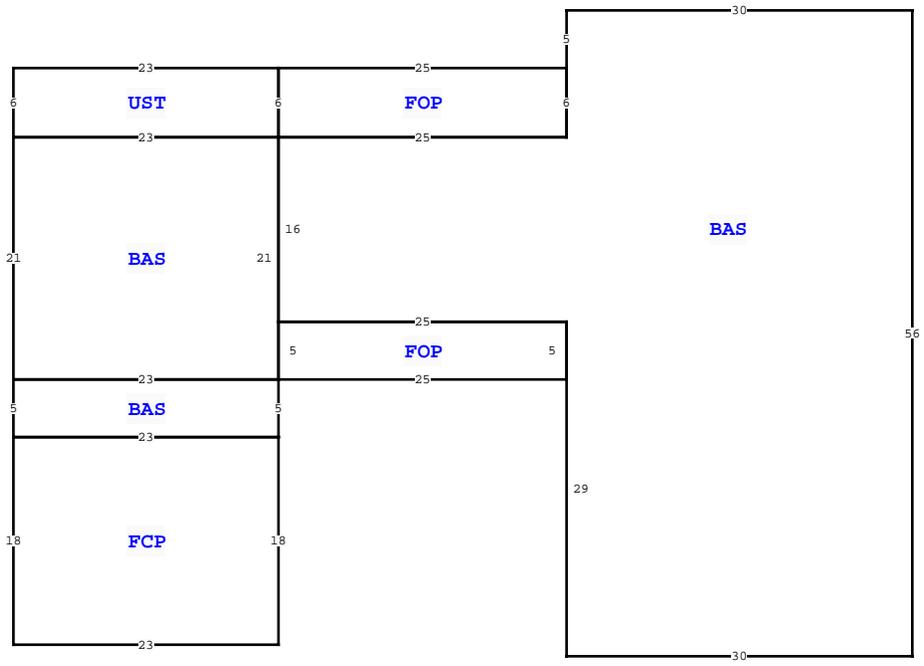
WARD GERALYN E
398 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07769-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	02	02	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
BAS	115	100	
BAS	483	100	
BAS	2,080	100	
FCP	414	25	
FOP	125	30	
FOP	150	30	
UST	138	45	
TOTALS	3,505		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,927	95.9310	107.44	314,477	1961	1961	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 2678 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			204,410
TOTAL MARKET OB/XF VALUE			11,118
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			250,528
SOH/AGL Deduction			17,408
ASSESSED VALUE			233,120
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			176,709
TOTAL JUST VALUE			250,528
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1458	6/15/2022	WD	Q	I	01	300,000
GRANTOR: CORVISON EDUARDO						
GRANTEE: WARD GERALYN E						
1416/1503	8/04/2020	WD	Q	I	01	180,000
GRANTOR: PATRICIA CHAMBERS						
GRANTEE: EDUARDO CORVISON						

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	20	1961	1961	3	20	7,168	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0294	SHED WOOD/	0	100	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	
7	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	350	
8	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTALS															11,118		

LAND DESCRIPTION															TOTAL OB/XF									
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	0133	C	SFR LAKE	100		*RSF	194.00	240.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							