LOT 8 EX BEG NW COR RUN S 190
FT, E 10.42 FT, NW 190 FT TO
POB & BEG NW COR LOT 9 RUN S

BRADY WAYNE H/BRADY MARCIA K
446 SE EVERGREEN DRIVE
LAKE CITY, FL 32025

2027

00-00-00-07771-000

BUILDING CHARACTERISTICS

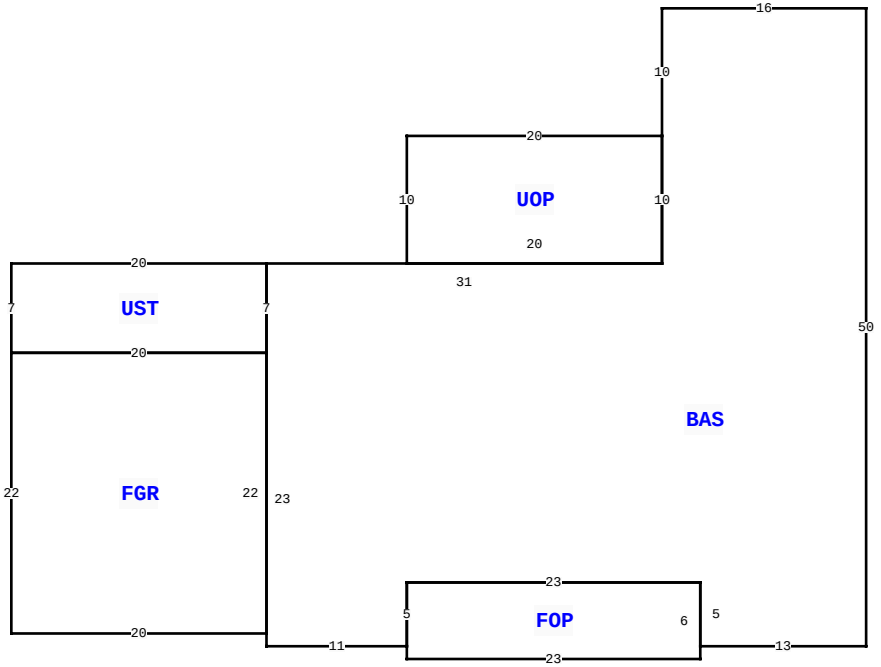
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,615	100		1,615	140,383
FGR	440	55		242	21,036
FOP	138	30		41	3,564
UOP	200	20		40	3,477
UST	140	45		63	5,476
TOTALS	2,533			2,001	173,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	121.5720	133.73	267,594	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1615 HX Base Yr 2015



446 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,936
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,236
SOH/AGL Deduction		91,669
ASSESSED VALUE		118,567
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,156
TOTAL JUST VALUE		210,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,396

SALE:1:1: PERSONAL REP DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/0203	12/11/2014	WD	Q	I	01	93,000
GRANTOR: JOSEPHINE BENNETT						
GRANTEE: WAYNE H & MARCIA K						
0765/1470	9/11/1992	PR	U	I	11	0
GRANTOR: FRANK BENNETT ESTATE						
GRANTEE: JOSEPHINE BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S10 UOP= W20 S10 E20 N10$ S10 W31 UST= W20 S7 E20 N7$ S7 FGR= W20 S22 E20 N22$ S23 E11 FOP= S1 E23 N6 W23 S5$ N5 E23 S5 E13 N50$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0133	C	SFR LAKE	100		*RSF	-185.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.41 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS