W DIV: BEG AT INTERS OF E R/W LI
ST & N R/W LINE OF DESOTO ST, RU
S R/W LINE OF HAMILTON ST, RUN E

EVANSTON CONTRACTING INC
295 NW COMMONS LP, SUITE 115-120
LAKE CITY, FL 32055

2027

00-00-00-12247-000

BUILDING CHARACTERISTICS

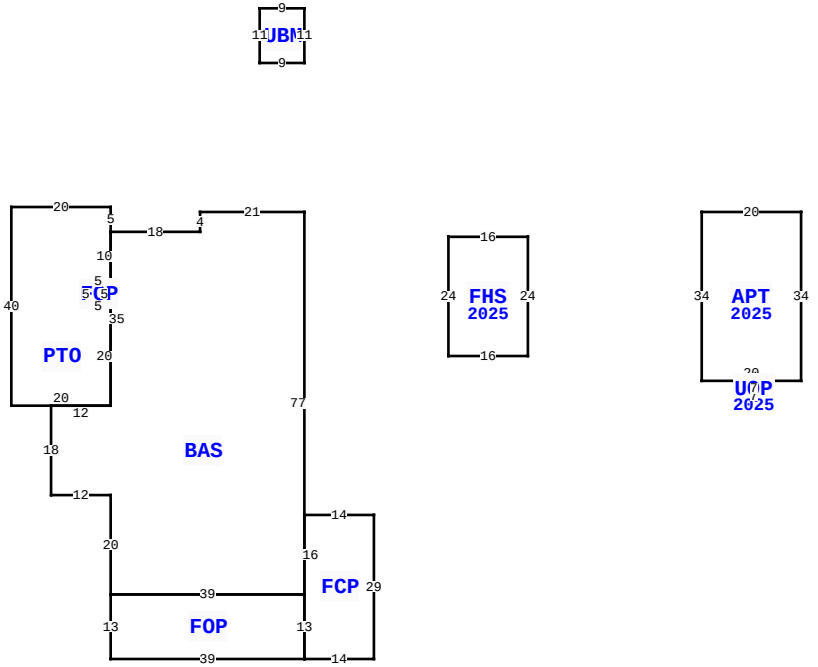
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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		840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	680	100	2025	680	42,595
BAS	3,147	100		3,147	197,127
FCP	406	25		102	6,389
FHS	384	60	2025	230	14,407
FOP	25	30		8	501
FOP	507	30		152	9,521
PTO	775	5		39	2,443
UBM	99	20		20	1,253
UOP	21	20	2025	4	251
TOTALS	6,044			4,382	274,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,382	103.5378	113.89	499,066	1925	1975	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 4211 HX Base Yr



359 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	274,486
TOTAL MARKET OB/XF VALUE	4,790
TOTAL LAND VALUE - MARKET	31,197
TOTAL MARKET VALUE	310,473
SOH/AGL Deduction	0
ASSESSED VALUE	310,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,473
TOTAL JUST VALUE	310,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/633	12/19/2024	WD	Q	I	01	359,000
GRANTOR: MARSEE JERRY D						
GRANTEE: EVANSTON CONTRACTIN						
0958/1151	7/22/2002	WD	Q	I		225,000
GRANTOR: CURRY						
GRANTEE: JERRY D & EDITH MAR						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W21 S4 W18 S35 W12 S18 E12 S20 E39 N77 $
PTO=[ORIG=-39,4] N5 W20 S40 E20 N20 W5 N5 E5 N10 $
FOP=[ORIG=-39,77] S13 E39 N13 W39 $
FCP=[ORIG=0,77] S13 E14 N29 W14 S16 $
UBM=[ORIG=0,-30] N11 W9 S11 E9 $
FOP=[ORIG=-39,19] N5 W5 S5 E5 $
PTR=[ORIG=0,0] N30 S30 $
APT=[YR=2025;ORIG=80,0] E20 S34 W20 N34 $
UOP=[YR=2025;ORIG=94,34] S3 W7 N3 E7 $
FHS=[YR=2025;ORIG=29,5] E16 S24 W16 N24 $
.
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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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	240	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,790

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	0			0.00	0.00	24,662.00	SF		1.00	1.00	1.15	1.10	1.27	31,197							

REVIEW DATE 02/10/2025 BY TP Total Acres: 0.57 Total Land Value: 31,197 Market: 0 Agricultural: 0 Common: 31,197 PRINTED 11/16/2026 BY SYS