E DIV: LOTS 5 & 6 EAST LAKE
S/D. ORB 394-110, (DC FREDDIE
LEWIS WILSON SR ORB 1315-1648)

WILSON DOROTHY M
285 NE EVA CT
LAKE CITY, FL 32055

2026

00-00-00-13107-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

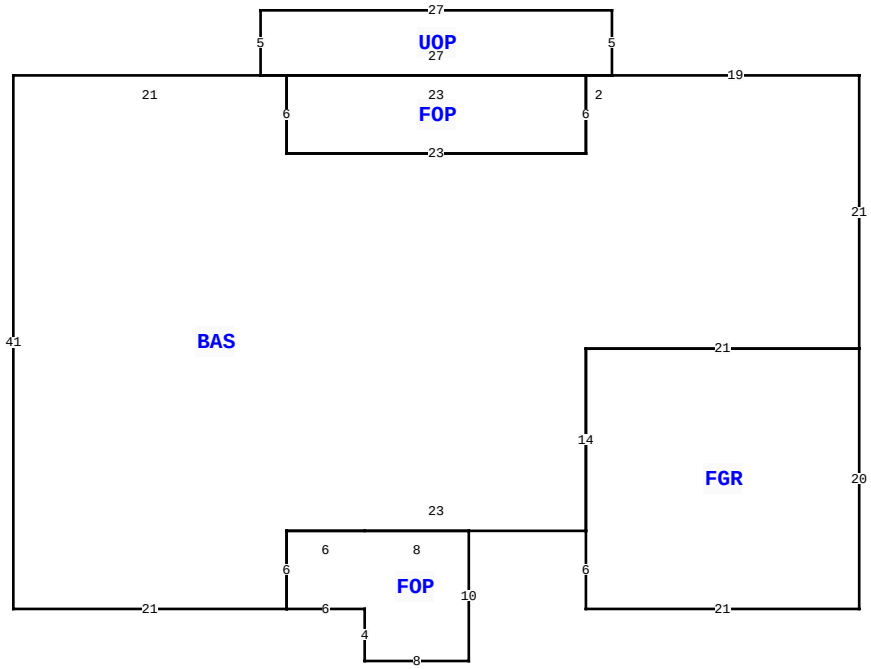
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	32317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	133,051
FGR	420	55		231	15,610
FOP	116	30		35	2,365
FOP	138	30		41	2,770
UOP	135	20		27	1,824
TOTALS	2,778			2,303	155,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	109.6920	122.86	282,947	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1969 HX Base Yr



285 NE EVA CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		174,781
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		8,041
TOTAL MARKET VALUE		184,922
SOH/AGL Deduction		58,119
ASSESSED VALUE		126,803
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,392
TOTAL JUST VALUE		184,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N5 W27 S5 E27$W2 FOP= W23 S6 E23 N6$ S6 W23N6 W21 S41 E21 FOP= E6 S4 E8 N10 W8 W6 S6$ N6 E23 FGR= S6E21 N20 W21 S14$ N14 E21 N21$.

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	1,000.00	1,000.00	50	0	0	3	50	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	50	1995	1995	3	50	150	
4	0210	GARAGE U	0	100	0	0	1.00	UT	1,000.00	1,000.00	25	2016	2016	3	25	250	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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-1	142.00	162.00	21,161.00	SF		1.00	1.00	0.76	0.50	0.38	8,041							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.49 Total Land Value: 8,041 Market: 0 Agricultural: 0 Common: 8,041 PRINTED 03/25/2026 BY SYS

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BUILDING CHARACTERISTICS

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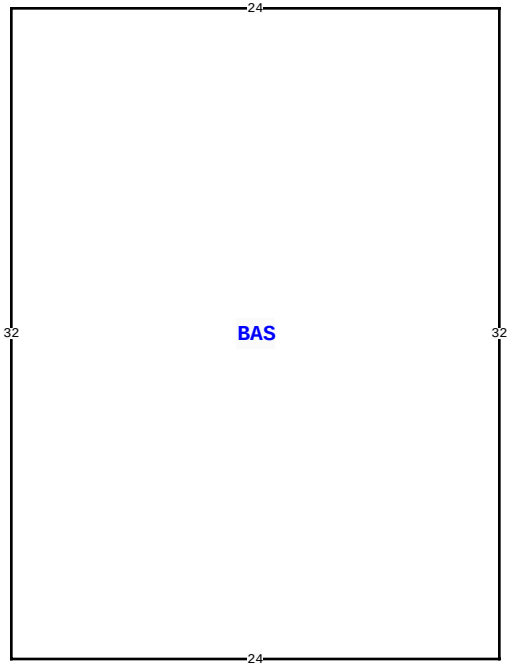
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	19,160
TOTALS	768			768	19,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	40.5000	45.36	34,836	1995	1995	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



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TOTAL JUST VALUE		184,922
NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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