

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	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	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,162	118.4370	135.02	426,933	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 2575 HX Base Yr 2022												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	

MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	4417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2022	2,575	333,770
FGR	720	55	2022	396	51,329
FOP	36	30	2022	11	1,426
FOP	48	30	2022	14	1,814
FSP	128	40	2022	51	6,611
FSP	288	40	2022	115	14,906
TOTALS	3,795			3,162	409,856

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	1,116.00	UT	3.00	3.00	100	2022	2021		100	3,348	

1006 SE EVERGREEN DR, LAKE CITY												
TOTAL OB/XF 3,348												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

TOTAL OB/XF 3,348												
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			409,856
TOTAL MARKET OB/XF VALUE			3,348
TOTAL LAND VALUE - MARKET			46,250
TOTAL MARKET VALUE			459,454
SOH/AGL Deduction			87,341
ASSESSED VALUE			372,113
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			320,702
TOTAL JUST VALUE			459,454
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-303	SFR	2,800	07/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0701	2/25/2019	WD Q	V		05	29,900
GRANTOR: CESTA D NEWMAN						
GRANTEE: STEVEN T SHAWN A DA						
1077/1607	3/02/2006	WD Q	V		06	96,200
GRANTOR: JOHN R & CESTA D NEWM						
GRANTEE: CESTA D NEWMAN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022;ORIG=50,20] S34 E15 S4 E18 N4 N6 E8 S6 E10 E6 E13 N21 E3 N9 W3 N4 W36 N8 W18 S8 W16 \$												
FSP=[YR=2022;ORIG=84,12] S8 E36 N8 W36 \$												
FSP=[YR=2022;ORIG=50,12] S8 E16 N8 W16 \$												
FOP=[YR=2022;ORIG=83,48] S6 E8 N6 W8 \$												
FOP=[YR=2022;ORIG=101,54] S6 E6 N6 W6 \$												
FGR=[YR=2022;ORIG=99,60] S30 E24 N30 W16 W6 W2 \$												