LOTS 12 THRU 30 BLOCK B & LOTS 6
BLOCK C DIXIE VILLA S/D AS LIES

EVACHEK'S TREE SERVICE INC
P O BOX 1585
LAKE CITY, FL 32056-1585

2026

08-4S-17-08203-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2863 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	94,334
TOTAL MARKET VALUE	97,134
SOH/AGL Deduction	1,817
ASSESSED VALUE	95,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,317
TOTAL JUST VALUE	97,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,652

LAND:2:1: SUBJECT TO FLOODING

LAND:1:1: SIZE ADJUSTMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/2027	1/10/2006	WD	Q	I		300,000

GRANTOR: ALICE P SCHILPP

GRANTEE: EVACHEK'S TREE SERV

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	50	2012	2012	3	50	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0700	C	MISC RES	0		RSF-	2160.00	440.00	63,800.00	SF		1.00	1.00	0.40	2.25	0.90	57,420							
2	0700	C	MISC RES	0		RSF-	2175.00	315.00	46,875.00	SF		1.00	1.00	0.35	2.25	0.79	36,914							

REVIEW DATE 04/05/2017 BY DF Total Acres: 2.54 Total Land Value: 94,334 Market: 0 Agricultural: 0 Common: 94,334 PRINTED 06/23/2026 BY SYS