COMM AT SW COR OF E1/2 OF SW1/4,
FOR POB, RUN N 1487.72 FT, W 300
240 FT, S 787.72 FT, E 60 FT TO

EVACHEK JOHN W SR
PO BOX 1585
LAKE CITY, FL 32056

2026

12-4S-17-08332-018

BUILDING CHARACTERISTICS

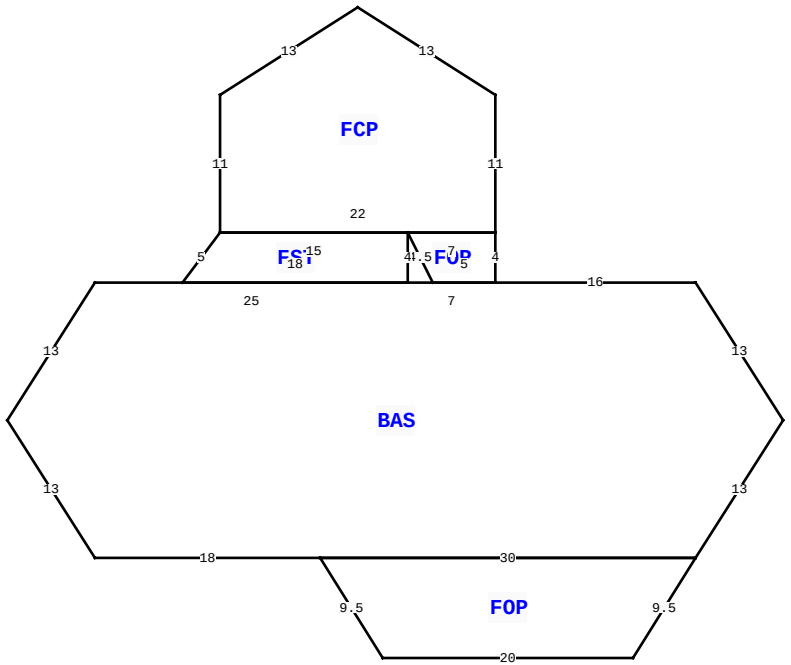
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100		1,210	69,981
FCP	319	25		80	4,627
FOP	24	30		7	405
FOP	200	30		60	3,470
FST	66	55		36	2,082
TOTALS	1,819			1,393	80,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,393	113.8000	87.63	122,069	1991	1991	0	0	0	34.00	66.00

1 SFR RENTAL 0% - 2024 Heated Area: 1210 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

777 SE ROSSI DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,566
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,550
TOTAL MARKET VALUE	110,116
SOH/AGL Deduction	0
ASSESSED VALUE	110,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,116
TOTAL JUST VALUE	110,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046612	Roof Replacement	12,900	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/1543	1/26/2023	WD	Q	I	05	140,000
GRANTOR: DAVIS SUZANNE D						
GRANTEE: EVACHEK JOHN W SR						
1465/1584	4/25/2022	WD	U	I	11	0
GRANTOR: DAVIS JULIA R						
GRANTEE: DAVIS SUZANNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N4 FCP= N11 U7 L11 L11 D7 S11 E22$ W7 D4 R2 E5$ W7 FST= N4 W15 L3 D4 E18$ W25 L7 D11 D11 R7 E18 FOP= D8 R5 E20 R5 U8 W30 $ E30 R7 U11 U11 L7 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	5.91	AC		1.00	1.00	1.00	5,000.00	5,000.00	29,550							

REVIEW DATE 03/21/2023 BY JS Total Acres: 5.91 Total Land Value: 29,550 Market: 0 Agricultural: 0 Common: 29,550 PRINTED 06/01/2026 BY SYS