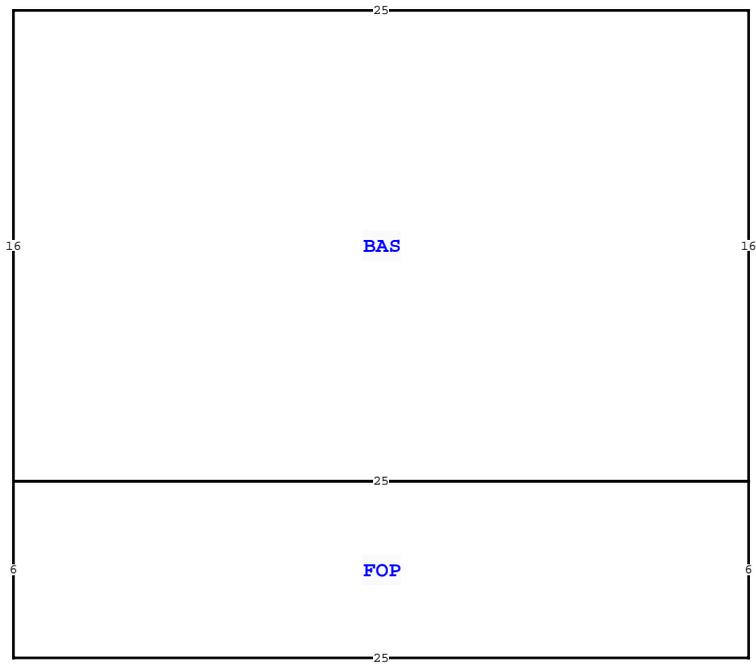




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architactual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	13417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	
FOP	150	30	
TOTALS	550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	01	445	99.0000	61.38	27,314	1997	1997	0	0	35.00	65.00
2 STRG/CONV 100% - 2021 Heated Area: 400 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			311,646
TOTAL MARKET OB/XF VALUE			39,690
TOTAL LAND VALUE - MARKET			529,400
TOTAL MARKET VALUE			392,124
SOH/AGL Deduction			1,075
ASSESSED VALUE			391,049
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			339,638
TOTAL JUST VALUE			880,736
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			881,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053756	Generator		08/01/2025
000042042	Roof Replacement	30,800	05/28/2021
18150	POOL	170	04/11/2001
15239	GARAGE	30	03/19/1999
13954	SFR	340	05/01/1998
12057	COMMERCIAL	105	01/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2331	3/26/2020	WD	U	I	38	650,000
GRANTOR: RANDALL WADE WHEELER						
GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELER						

EXTRA FEATURES		BLD DATE	INC DATE	CM	LGL DATE	LAND DATE	AG DATE	MLU
640 SE ROSSI DR, LAKE CITY		11/23/1998				04/14/2025		

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	120	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	80	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	288	
4	0166	CONC, PAVMT	0	100	0	0	488.00	UT	1.50	1.50	100	1993	1993	3	100	732	
5	0166	CONC, PAVMT	0	100	4	15	60.00	UT	1.50	1.50	100	1997	1997	3	100	90	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	8,250.00	UT	0.60	0.60	100	1997	1997	3	100	4,950	
8	0166	CONC, PAVMT	0	100	9	11	99.00	UT	1.50	1.50	100	1998	1998	3	100	149	
9	0166	CONC, PAVMT	0	100	20	40	800.00	UT	1.50	1.50	100	1999	1999	3	100	1,200	
10	0166	CONC, PAVMT	0	100	0	0	1,698.00	UT	1.50	1.50	100	2001	2001	3	100	2,547	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S16 FOP= S6 E25 N6 W25 E25 N16 S.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	100					121.35	AC		1.00	1.00	1.00	280.00	280.00	33,978							
3	5600	A	TIMBER 3	100					10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
4	9910	M	MKT. VAL. AG	100					131.35	AC		1.00	1.00	1.00	4,000.00	4,000.00	525,400							

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	100					121.35	AC		1.00	1.00	1.00	280.00	280.00	33,978							
3	5600	A	TIMBER 3	100					10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
4	9910	M	MKT. VAL. AG	100					131.35	AC		1.00	1.00	1.00	4,000.00	4,000.00	525,400							



