NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

EVACHEK JOHN W SR
P O BOX 1585
LAKE CITY, FL 32056

**2027**

**13-4S-17-08336-002**

## BUILDING CHARACTERISTICS

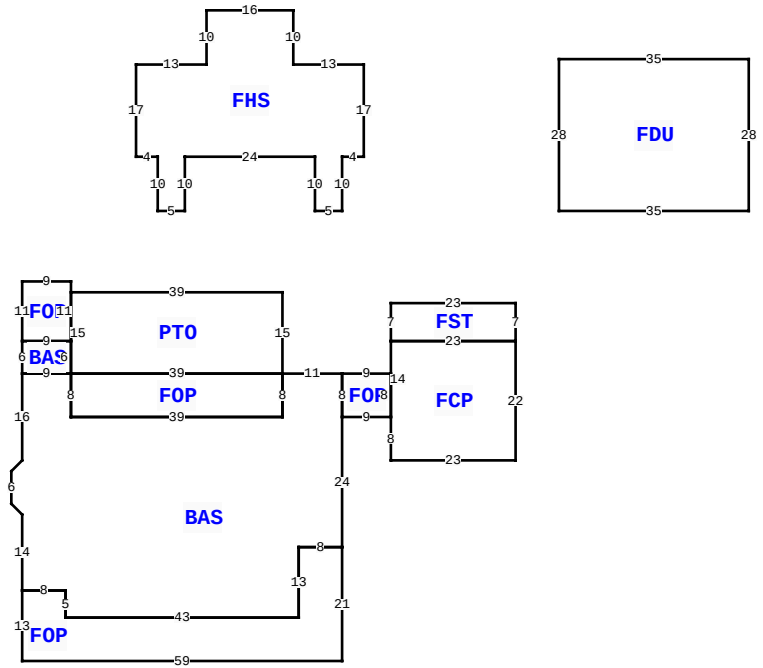
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 54 | 100 | | 54 | 3,652 |
| BAS | 2,215 | 100 | | 2,215 | 149,792 |
| FCP | 506 | 25 | | 126 | 8,521 |
| FDU | 980 | 60 | | 588 | 39,764 |
| FHS | 974 | 60 | | 584 | 39,493 |
| FOP | 72 | 30 | | 22 | 1,488 |
| FOP | 99 | 30 | | 30 | 2,029 |
| FOP | 312 | 30 | | 94 | 6,357 |
| FOP | 616 | 30 | | 185 | 12,511 |
| FST | 161 | 55 | | 89 | 6,018 |
| TOTALS | 6,574 | | | 4,016 | 271,587 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,016 | 100.3684 | 110.41 | 443,407 | 1998 | 1998 | 0 | 5 | 0 | 33.75 | 61.25 |

1 SINGLE FAM 100% - 2021 Heated Area: 3243 HX Base Yr 2021




** This building has 11 Sub-Areas

768 SE ROSSI DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,154 |
| TOTAL MARKET OB/XF VALUE | | 39,690 |
| TOTAL LAND VALUE - MARKET | | 550,575 |
| TOTAL MARKET VALUE | | 384,322 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 384,322 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,911 |
| TOTAL JUST VALUE | | 896,419 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 901,911 |

| 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 WHEELE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S8 W39 N8 W9 S16 D2L2 S6 D2R2 S14 E8 S5 E43 N13 E8 N24 N8 $
FDU=[ORIG=40,-30] E35 N28 W35 S28 $
FHS=[ORIG=0,-30] N10 E4 N17 W13 N10 W16 S10 W13 S17 E4 S10 E5 N10 E24 S10 E5 $
FOP=[ORIG=-59,40] S13 E59 N21 W8 S13 W43 N5 W8 $
PTO=[ORIG=-11,0] N15 W39 S15 E39 $
FCP=[ORIG=9,8] S8 E23 N22 W23 S14 $
FOP=[ORIG=-11,0] W39 S8 E39 N8 $
FST=[ORIG=32,-6] N7 W23 S7 E23 $
FOP=[ORIG=-50,-6] N11 W9 S11 E9 $
FOP=[ORIG=0,8] E9 N8 W9 S8 $

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,156

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 100 | | | | | 121.35 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 33,978 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 100 | | | | | 121.35 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 546,075 | | | | | | | |

REVIEW DATE BY Total Acres: 122.35 Total Land Value: 38,478 Market: 546,075 Agricultural: 33,978 Common: 4,500 PRINTED 11/17/2026 BY SYS

NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

EVACHEK JOHN W SR
P O BOX 1585
LAKE CITY, FL 32056

**2027**

**13-4S-17-08336-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 |
| Architectual | 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

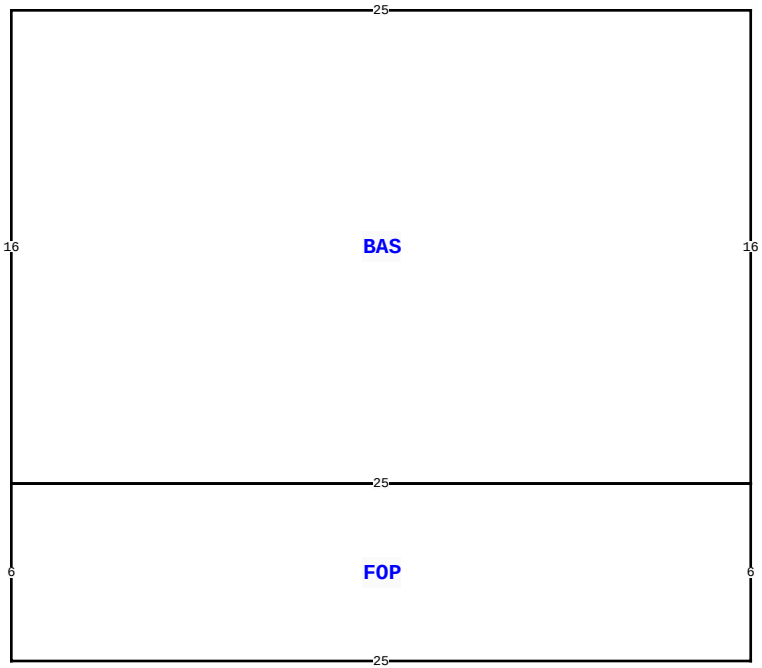
NEIGHBORHOOD/LOC 13417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 400 | 100 | | 400 | 15,444 |
| FOP | 150 | 30 | | 45 | 1,737 |
| TOTALS | 550 | | | 445 | 17,181 |

## 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 | 59.40 | 26,433 | 1997 | 1997 | 0 | 0 | 0 | 35.00 | 65.00 |

2 STRG/CONV 100% - 2021 Heated Area: 400 HX Base Yr 2021




768 SE ROSSI DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,154 |
| TOTAL MARKET OB/XF VALUE | | 39,690 |
| TOTAL LAND VALUE - MARKET | | 550,575 |
| TOTAL MARKET VALUE | | 384,322 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 384,322 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,911 |
| TOTAL JUST VALUE | | 896,419 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 901,911 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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 WHEELE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S16 FOP= S6 E25 N6 W25$ E25 N16$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 648.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 972 | |
| 12 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 500 | |
| 13 | 0296 | SHED METAL | 0 | 100 | 24 | 36 | 864.00 | UT | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 100 | 6,912 | |
| 14 | 0040 | BARN,POLE | 0 | 100 | 24 | 80 | 1.00 | UT | 7,250.00 | 7,250.00 | 100 | 2013 | 2013 | 3 | 100 | 7,250 | |
| 15 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 16 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 17 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 18 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 500 | |
| 19 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,534

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE BY Total Acres: 122.35 Total Land Value: 38,478 Market: 546,075 Agricultural: 33,978 Common: 4,500 PRINTED 11/17/2026 BY SYS

NW1/4 OF NE1/4 & SW1/4 OF NE1/4
NE1/4 OF NW1/4 & THAT PART OF NE
NW1/4 OF NW1/4 LYING SOUTH OF SE

EVACHEK JOHN W SR
P O BOX 1585
LAKE CITY, FL 32056

**2027**

**13-4S-17-08336-002**

## BUILDING CHARACTERISTICS

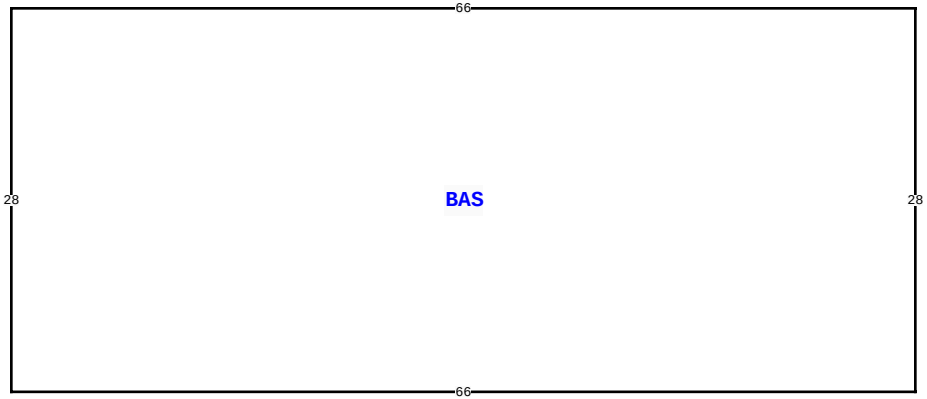
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Quality | 03 | 03 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,848 | 100 | | 1,848 | 17,386 |
| TOTALS | 1,848 | | | 1,848 | 17,386 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,848 | 78.4080 | 47.04 | 86,930 | 1988 | 1988 | 0 | 0 | 20 | 60.00 | 20.00 |

3 MOBILE HME 0% - 2021 Heated Area: 1848 HX Base Yr 2021




768 SE ROSSI DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,154 |
| TOTAL MARKET OB/XF VALUE | | 39,690 |
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| ASSESSED VALUE | | 384,322 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,911 |
| TOTAL JUST VALUE | | 896,419 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 901,911 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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 WHEELE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S28 E66 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE BY Total Acres: 122.35 Total Land Value: 38,478 Market: 546,075 Agricultural: 33,978 Common: 4,500 PRINTED 11/17/2026 BY SYS