LOT 2 HICKORY POINT A REPLAT OF
HICKORY RIDGE S/D EX .38 AC DESC

EVACHEK JOHN WESLEY JR/EVACHEK CHRISTY LEE
287 NW OLD MILL DR
LAKE CITY, FL 32055

2027

23-3S-16-02272-203

BUILDING CHARACTERISTICS

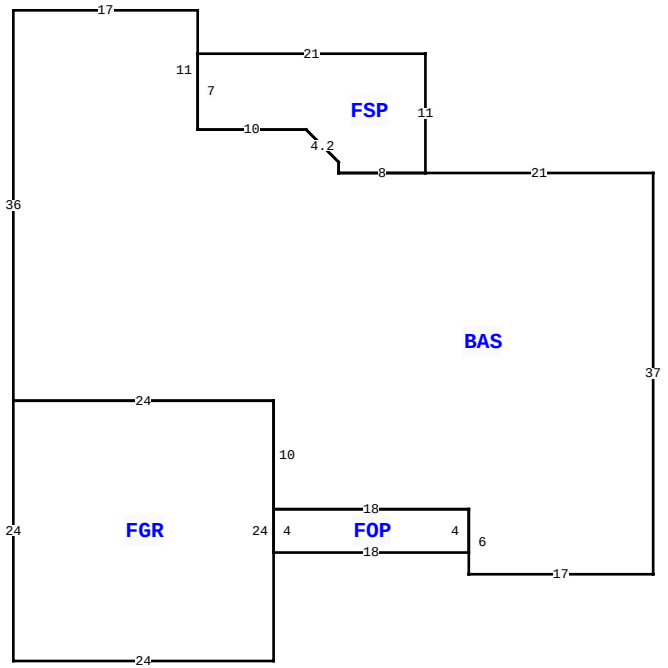
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100		1,994	237,200
FGR	576	55		317	37,710
FOP	72	30		22	2,617
FSP	184	40		74	8,803
TOTALS	2,826			2,407	286,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	133.5114	146.86	353,492	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2025 Heated Area: 1994 HX Base Yr 2025



287 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2023 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	5,526.00	UT	3.00	3.00	100	2006	2006	3	100	16,578	
2	0260	PAVEMENT-A	0	100	10	446	4,460.00	UT	1.50	1.50	100	2009	2009	3	100	6,690	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
4	0030	BARN,MT	0	100	18	38	1.00	UT	13,500.00	13,500.00	100	2023	2022		100	13,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,329
TOTAL MARKET OB/XF VALUE		41,568
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		355,897
SOH/AGL Deduction		50,553
ASSESSED VALUE		305,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,933
TOTAL JUST VALUE		355,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055473	Roof Replacement	18,413	04/14/2026
24403	SFR	614	04/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2460	4/05/2024	WD	Q	I	01	405,000
GRANTOR: SKINNER PHYLLIS A						
GRANTEE: EVACHEK JOHN WESLEY						
1063/0928	10/15/2005	QC	Q	V	01	100
GRANTOR: GEORGE SKINNER						
GRANTEE: PHYLLIS SKINNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N11 W21 S7 E10 D3 R3 S1 E8$ W8 N1 L3 U3 W10 N11 W17 S36 FGR= S24 E24 N24 W24$ E24 S10 FOP= S4 E18 N4 W18$ E18 S6 E17 N37$.

LAND DESCRIPTION

TOTAL OB/XF 41,568

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	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 04/10/2024 BY TP Total Acres: 3.17 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS