SE1/4 OF NE1/4 OF SE1/4.

ORB 424-99, 445-10 & SWD 1200-27

TEDDER RICHARD M/TEDDER GALE M
301 NE EVANSTON LN
LAKE CITY, FL 32055

2027

33-1S-17-04635-002

BUILDING CHARACTERISTICS

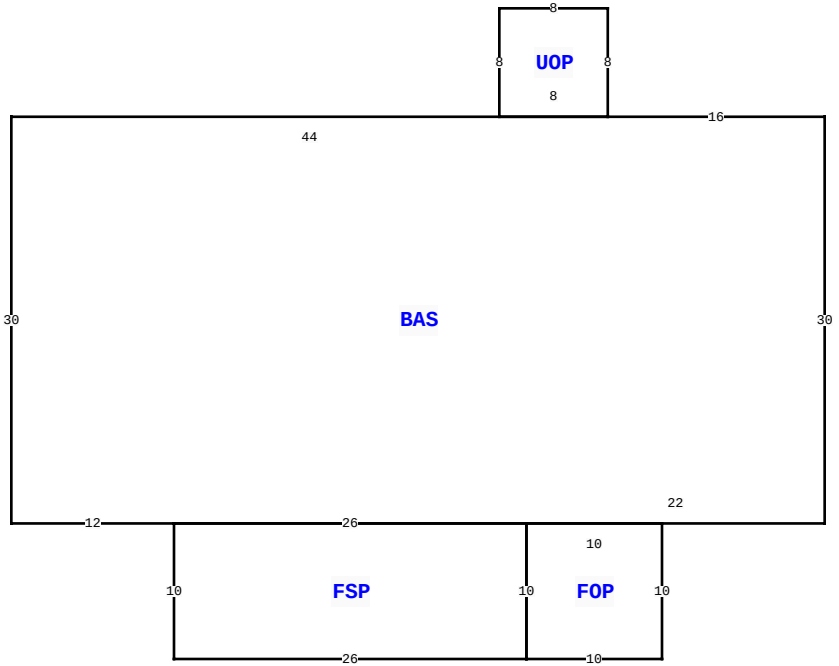
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,943
FOP	100	30		30	2,299
FSP	260	40		104	7,970
UOP	64	20		13	996
TOTALS	2,224			1,947	149,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	107.1850	117.90	229,551	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1800 HX Base Yr



235 NE EVANSTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0280	POOL R/CON	0	100	16	32	512.00	UT	42.00	42.00	100	2008	2008	3	58	12,472	
2	0282	POOL ENCL	0	100	24	42	1,008.00	UT	12.00	12.00	100	2008	2008	3	40	4,838	
3	0060	CARPORT F	0	100	20	24	480.00	UT	4.00	4.00	100	1993	1993	3	100	1,920	
4	0294	SHED WOOD/	0	100	16	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	728	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
9	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	1993	1993	3	100	1,500	
10	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 36,538

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	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 09/05/2024 BY randall Total Acres: 10.00 Total Land Value: 10,520 Market: 72,000 Agricultural: 2,520 Common: 8,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,208
TOTAL MARKET OB/XF VALUE		36,538
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		196,266
SOH/AGL Deduction		69,470
ASSESSED VALUE		126,796
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,385
TOTAL JUST VALUE		265,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050408	Mobile Home		07/22/2024
000050403	Right-of-Way Acce		07/22/2024
000044760	Roof Replacement	4,800	06/22/2022
40824	ELECTRICAL	0	10/30/2020
27356	POOL ENCL	30	09/22/2008
20013	M H	125	10/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/2728	9/08/2010	WD	U	I	14	100

GRANTOR: RICHARD M & GALE TEDD

GRANTEE: RICHARD CHANCE & LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W8 S8 E8$ W44 S30 E12 FSP= S10 E26 N10 W26$ E26 FOP= S10 E10 N10 W10$ E22 N30$.