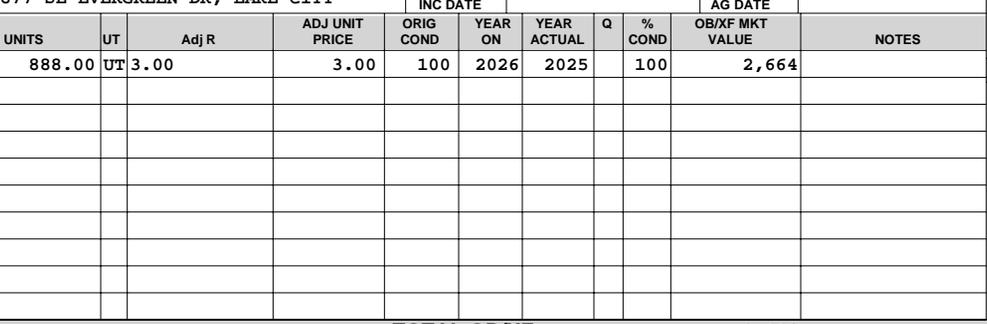


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,378	111.8700	127.53	303,266	2025	2025	0	0	0.00	100.00	

1 SINGLE FAM 0% - 2026 Heated Area: 1968 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	303,266	
TOTAL MARKET OB/XF VALUE	2,664	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	328,430	
SOH/AGL Deduction	2,150	
ASSESSED VALUE	326,280	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	326,280	
TOTAL JUST VALUE	328,430	
NCON VALUE	305,930	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	18,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/998	1/27/2026	WD Q	Q	I	01	410,000
GRANTOR: HAPPY LAND DEVELOPMEN						
GRANTEE: BAILEY GLENN ALLEN						
1517/35	6/13/2024	WD Q	V	05		62,500
GRANTOR: SORTO JOSE RICARDO						
GRANTEE: HAPPY LAND DEVELOPM						

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	2026	1,968	250,979
FGR	504	55	2026	277	35,326
FOP	144	30	2026	43	5,484
FOP	300	30	2026	90	11,478
TOTALS	2,916			2,378	303,266

EXTRA FEATURES															
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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025		100	2,664	

TOTAL OB/XF												
877 SE EVERGREEN DR, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=-9,20] W12 S20 W30 N18 W24 S30 E24 S16 E12 N8 E18 S6 E12 N46 \$												
FGR=[YR=2026;ORIG=-75,52] E24 S21 W24 N21 \$												
FOP=[YR=2026;ORIG=-51,30] E30 S10 W30 N10 \$												
FOP=[YR=2026;ORIG=-39,60] E18 S8 W18 N8 \$												

LAND DESCRIPTION																								
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							