LOT 18 CARTER CHASE S/D.
WD 1044-2162, WD 1078-1939, WD 1

BAILEY GLENN ALLEN/BAILEY PRISCILLA DAWN
877 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

33-3S-17-07596-118

BUILDING CHARACTERISTICS

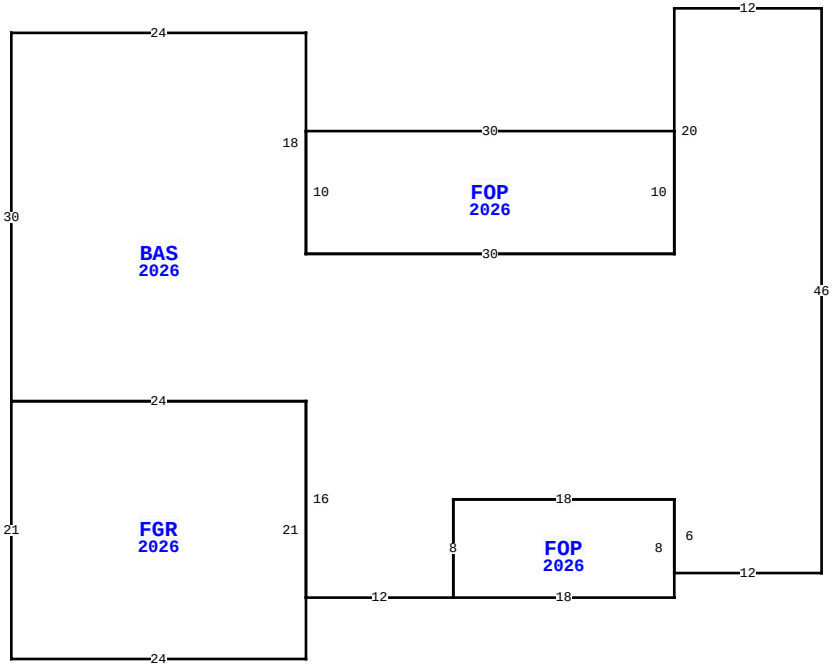
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	2026	1,968	242,182
FGR	504	55	2026	277	34,088
FOP	144	30	2026	43	5,292
FOP	300	30	2026	90	11,075
TOTALS	2,916			2,378	292,637

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	123.06	292,637	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1968 HX Base Yr 2027



877 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		292,637
TOTAL MARKET OB/XF VALUE		2,664
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		317,801
SOH/AGL Deduction		0
ASSESSED VALUE		317,801
TOTAL EXEMPTION VALUE	HX HB 13	317,801
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		317,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,104

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	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						

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 $
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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	888.00	UT	3.00	3.00	100	2026	2025		100	2,664	

LAND DESCRIPTION

TOTAL OB/XF 2,664

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/17/2026 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS