LOT 19 CARTER CHASE S/D.

WD 1041-2412, WD 1310-2619, WD 1

BROWN AMANDA CHEYENNE
855 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

33-3S-17-07596-119

BUILDING CHARACTERISTICS

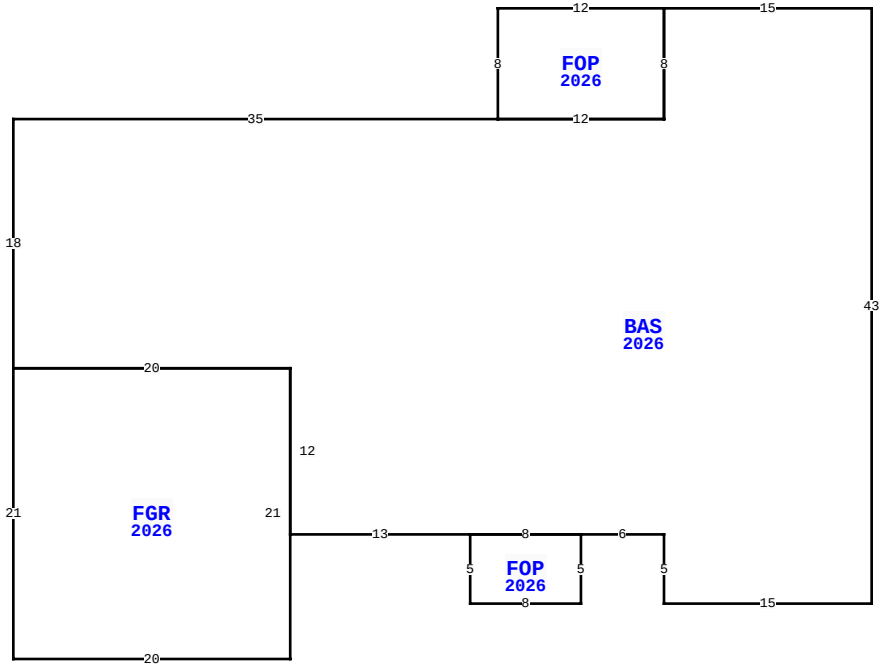
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,815	100	2026	1,815	223,354
FGR	420	55	2026	231	28,427
FOP	40	30	2026	12	1,477
FOP	96	30	2026	29	3,569
TOTALS	2,371			2,087	256,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	111.8700	123.06	256,826	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1815 HX Base Yr 2026



855 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	826.00	UT	3.00	3.00	100	2026	2025		100	2,478	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	360.00	360.00	100	2026	2025		100	360	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		256,826
TOTAL MARKET OB/XF VALUE		8,538
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		287,864
SOH/AGL Deduction		0
ASSESSED VALUE		287,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,453
TOTAL JUST VALUE		287,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1093	5/14/2025	WD	Q	I	01	360,000
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: BROWN AMANDA CHEYEN						
1515/403	5/23/2024	WD	Q	V	01	34,000
GRANTOR: SESSIONS KAREN O (FKA						
GRANTEE: JORGE YASMANIS REYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W15 S8 W12 W35 S18 E20 S12 E13 E8 E6 S5 E15 N43 $
FGR=[YR=2026;ORIG=8,36] E20 S21 W20 N21 $
FOP=[YR=2026;ORIG=43,10] E12 S8 W12 N8 $
FOP=[YR=2026;ORIG=41,48] E8 S5 W8 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,538

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		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 10/14/2025 BY HC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS