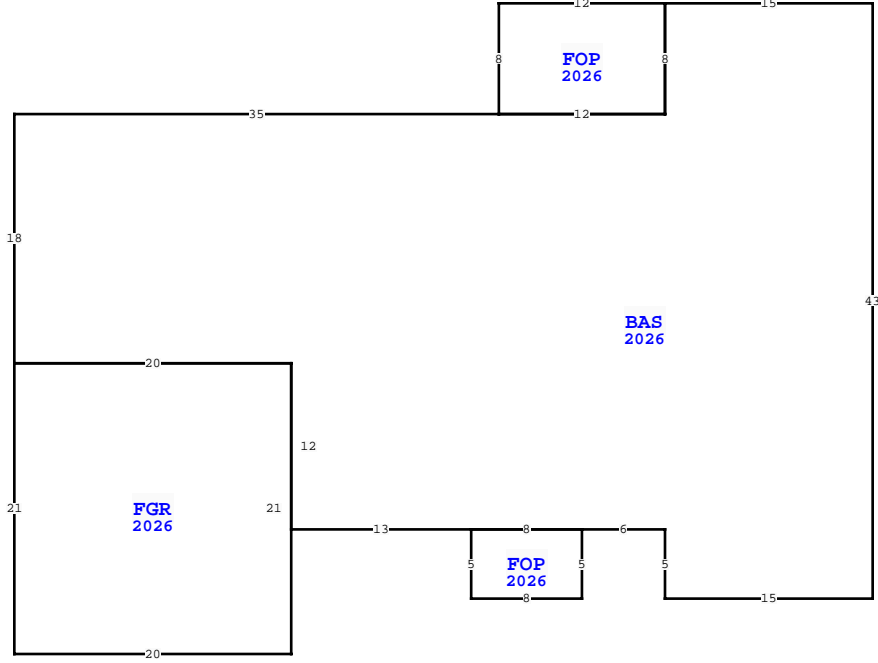




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,815	100	2026
FGR	420	55	2026
FOP	40	30	2026
FOP	96	30	2026
TOTALS	2,371		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		261,480	2025	2025	0	0	0.00	100.00
			Heated Area: 1815			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		VALUATION SUMMARY	
Tax Group: 1	STANDARD		
BUILDING MARKET VALUE	261,480		
TOTAL MARKET OB/XF VALUE	8,538		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	292,518		
SOH/AGL Deduction	0		
ASSESSED VALUE	292,518		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	241,107		
TOTAL JUST VALUE	292,518		
NCON VALUE	270,018		
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
1540/1093	5/14/2025	WD Q	Q	I	01	360,000
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: BROWN AMANDA CHEYEN						
1515/403	5/23/2024	WD Q	Q	V	01	34,000
GRANTOR: SESSIONS KAREN O (FKA						
GRANTEE: JORGE YASMANIS REYE						

EXTRA FEATURES		855 SE EVERGREEN DR, LAKE CITY														
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	100	0	0	UT	3.00	3.00	100	2026	2025		100	2,478	
2	0169	FENCE/WOOD	0	100	0	0	UT	360.00	360.00	100	2026	2025		100	360	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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

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