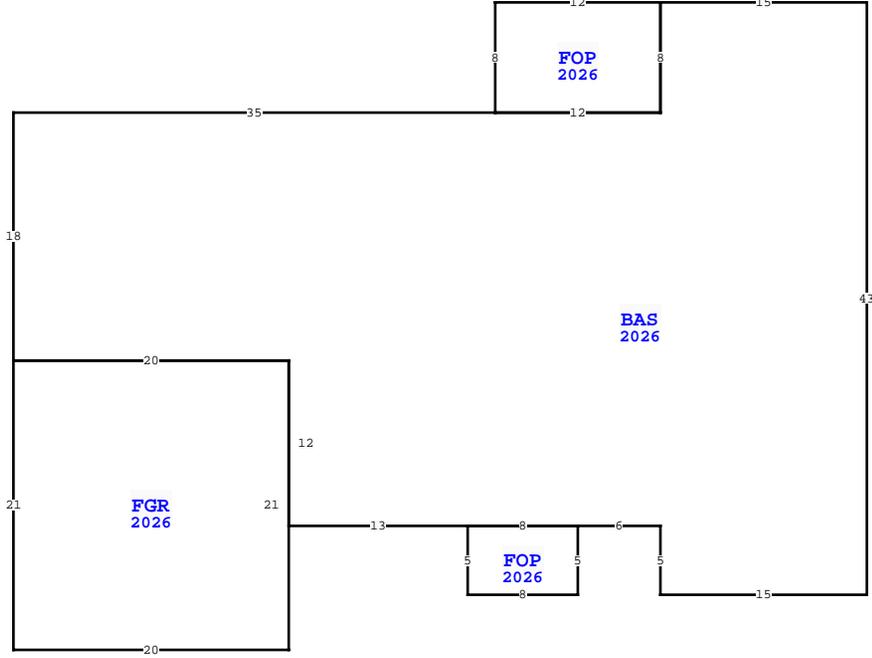




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	2026	1,815	231,467
FGR	420	55	2026	231	29,459
FOP	40	30	2026	12	1,530
FOP	96	30	2026	29	3,698
TOTALS	2,371			2,087	266,155

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			266,155	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		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		266,155	
TOTAL MARKET OB/XF VALUE		8,538	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		297,193	
SOH/AGL Deduction		0	
ASSESSED VALUE		297,193	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		245,782	
TOTAL JUST VALUE		297,193	
NCON VALUE		274,693	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		18,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	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												
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							