

# COLUMBIA COUNTY Property Appraiser

## Parcel 23-3S-16-02272-203

### Owners

EVACHEK JOHN WESLEY JR  
EVACHEK CHRISTY LEE  
287 NW OLD MILL DR  
LAKE CITY, FL 32055

### Parcel Summary

Location	287 NW OLD MILL DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	3.1700
Section	23
Township	3S
Range	16
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

LOT 2 HICKORY POINT A REPLAT OF LOT 3 BLK A  
HICKORY RIDGE S/D EX .38 AC DESC IN WD 1488-658.

960-293, WD 978-8, WD 1048-1464, QC 1063-928,  
QC 1078-2294, QC 1128-1094, WD 1511-2460

### Working Values

	2026
Total Building	\$287,070
Total Extra Features	\$41,568
Total Market Land	\$28,000
Total Ag Land	\$0



	2026
Total Market	\$356,638
Total Assessed	\$296,450
Total Exempt	\$51,411
Total Taxable	\$245,039
SOH Diff	\$60,188

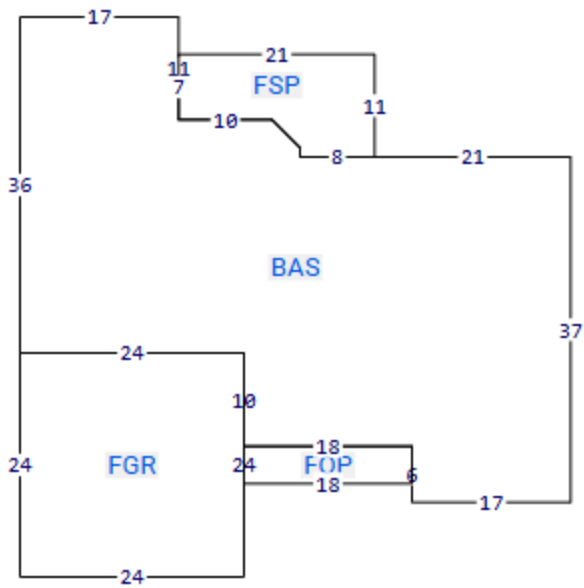
## Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$285,502	\$270,923	\$248,994	\$227,755	\$194,333	\$179,821
Total Extra Features	\$41,868	\$42,168	\$42,468	\$26,172	\$26,172	\$26,172
Total Market Land	\$28,000	\$28,000	\$28,000	\$27,500	\$27,610	\$27,604
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$355,370	\$341,091	\$319,462	\$281,427	\$248,115	\$233,597
Total Assessed	\$288,656	\$259,059	\$249,731	\$226,082	\$219,497	\$216,466
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$237,934	\$209,059	\$199,731	\$176,082	\$169,497	\$166,466
SOH Diff	\$66,714	\$82,032	\$69,731	\$55,345	\$28,618	\$17,131

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1511/2460	2024-04-05	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$405,000	Grantor: SKINNER PHYLLIS A Grantee: EVACHEK JOHN WESLEY JR
<u>QC</u> 1063/0928	2005-10-15	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Vacant	\$100	Grantor: GEORGE SKINNER Grantee: PHYLLIS SKINNER
<u>WD</u> 1048/1464	2005-06-01	<u>Q</u>		WARRANTY DEED	Vacant	\$80,000	Grantor: DANIEL & AILEEN CRAPPS Grantee: GEORGE & PHYLLIS SKINNER
<u>WD</u> 0978/0008	2003-03-17	<u>Q</u>	<u>03</u>	WARRANTY DEED	Vacant	\$47,500	Grantor: RICHARD C COLE Grantee: DANIEL & AILEEN CRAPPS
<u>WD</u> 0960/0293	2002-07-31	<u>Q</u>	<u>03</u>	WARRANTY DEED	Vacant	\$100	Grantor: R COLE D CRAPPS Grantee: DANIEL CRAPPS

## Buildings



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			5526.00	\$3.00	2006	100%	\$16,578
0260	PAVEMENT-ASPHALT	10	446	4460.00	\$1.50	2009	100%	\$6,690
0104	GENERATOR PERM			1.00	\$6,000.00	2022	80%	\$4,800
0030	BARN,MT	18	38	1.00	\$13,500.00	2022	100%	\$13,500

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$28,000.00/LT	3.17	1.00	\$28,000

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Jun 8, 2006	24403	SFR	COMPLETED	SFR

## TRIM Notices

2025

2024

2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 14, 2026.