NW1/4 OF NE1/4 & SW1/4 OF
NE1/4 & THAT PART OF NE1/4 OF
NW1/4 & THAT PART OF NE1/4 OF

EVACHEK JOHN W SR
P O BOX 1585
LAKE CITY, FL 32056

2021

13-4S-17-08336-002

BUILDING CHARACTERISTICS

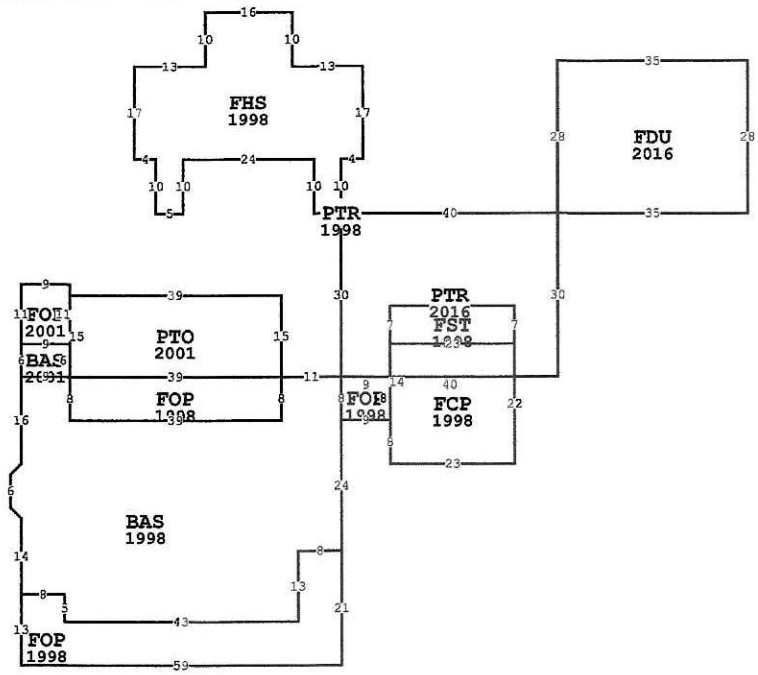
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD	13417.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	147,563
BAS	54	100	54	3,597
FCP	506	25	126	8,394
FDU	980	60	588	39,172
FHS	974	60	584	38,906
FOP	72	30	22	1,466
FOP	312	30	94	6,263
FOP	616	30	185	12,325
FOP	99	30	30	1,998
FST	161	55	89	5,929
TOTALS	7,774		4,016	267,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,016	122.0163	85.41	343,007	1998	1998	0	0	0	22.00	78.00

3 SINGLE FAM - 100% - 2021 HX Base Yr 2021



** This building has 13 Sub-Areas

768 SE ROSSI DR, LAKE CITY

BLD DATE	11/23/1998 CM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,099
TOTAL MARKET OB/XF VALUE		26,990
TOTAL LAND VALUE - MARKET		378,133
TOTAL MARKET VALUE		358,106
SOB/AGL Deduction		0
ASSESSED VALUE		358,106
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,106
TOTAL JUST VALUE		698,222
INCOME VALUE		
PREVIOUS YEAR VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2331	3/26/2020	WD	U	I	38	650,000
GRANTOR: RANDALL WADE WHEELER						
GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELE						

BUILDING NOTES

3/15 4 BED 4 BATH HOME PER MLS **RANDALL WADE WHEELER JR LIVES HERE** GM

BUILDING DIMENSIONS

BAS=[YR=1998] W11 PTO=[YR=2001] N15 W39 S15 E39$
FOP=[YR=1998] W39 S8 E39N8$ S8 W39 N8 BAS=[YR=2001] N6
FOP=[YR=2001] N11 W9 S11 E9$ W9 S6 E9$ W9 S16 L2 D2 S6 D2
R2 S14 FOP=[YR=1998] S13 E59N21 W8 S13 W43 N5 W8$ E8 S5 E43
N13 E8 N24 FOP=[YR=1998] E9 FCP=[YR=1998] S8 E23 N22
FST=[YR=1998] N7 W23 S7 E23$ W23 S14 $ N8 W9 S8$N8$
PTR=[YR=1998] N30 FHS=[YR=1998] N10 E4N17 W13 N10 W16 S10 W13
S17 E4S10 E5 N10 E24 S10 E5 $ S30$ PTR=[YR=2016] N30 E40
FDU=[YR=2016] E35 N28 W35 S28$ S30 W40$.

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
14	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
16	0296	SHED METAL	0	100	24	36	864.00	UT	8.00	8.00	100	2005	2005	3	100	6,912	
17	0040	BARN,POLE	0	100	24	80	1.00	UT	7,250.00	7,250.00	100	2013	2013	3	100	7,250	24 X 84 BARN 1/
18	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
19	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
20	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
21	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,862

LN	USE CODE	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

REVIEW DATE 04/13/2017 BY DFRP TOTAL LAND: 132.35 Market: 371,983 Agricultural: 31,867 Common:6150 PRINTED 05/20/2021