

LOT 4 BLOCK 7 FOREST HILLS UNIT
766-1583, POA 1133-59, LE 1133-6

BAIRD VERONICA
411 WALNUT ST
GREEN COVE SPRINGS, FL 32043

2026

00-00-00-07749-001
00-00-00-07749-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 5417.0600 1.00/

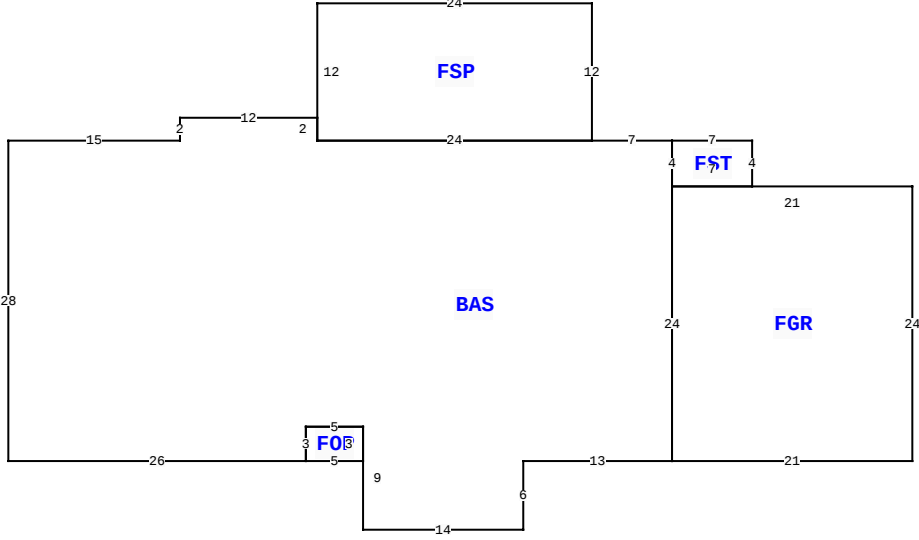
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100		1,717	137,259
FGR	504	55		277	22,144
FOP	15	30		4	320
FSP	288	40		115	9,193
FST	28	55		15	1,199

TOTALS 2,552 2,128 170,115

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,671.00	UT	1.40
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	280.00	122.00	10,790.00

REVIEW DATE 10/04/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,128	106.2150	118.96	253,147	1993	1993	0	0	0	32.80	67.20
1 SINGLE FAM 0% - 0 Heated Area: 1717 HX Base Yr												
												
473 SE EVERGREEN DR, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU												

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	0	0	0	1,671.00	UT	1.40	1.40	100	0	0	3	100	2,339	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF										3,839							
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
1	0100	C	SFR	0		*RSF	280.00	122.00	10,790.00	SF		1.00	1.00	1.00	1.00	1.00	10,790

Total Acres: 0.25 Total Land Value: 10,790 Market: 0 Agricultural: 0 Common: 10,790

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 1							
VALUATION SUMMARY																	
VALUATION BY										STANDARD							
Tax Group: 1										Tax Dist:							
BUILDING MARKET VALUE										170,115							
TOTAL MARKET OB/XF VALUE										3,839							
TOTAL LAND VALUE - MARKET										10,790							
TOTAL MARKET VALUE										184,744							
SOH/AGL Deduction										0							
ASSESSED VALUE										184,744							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										184,744							
TOTAL JUST VALUE										184,744							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										187,326							

SALE:1:1: LOT 4, BLK 7, FOREST HILLS, UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1229/1092	2/01/2012	WD	Q	I	01	117,500	
GRANTOR: UNA H WILSON							
GRANTEE: VERONICA M BAIRD							
1229/1091	2/01/2012	WD	U	I	30	100	
GRANTOR: JEFFERY WILSON							
GRANTEE: UNA H WILSON							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W7 FSP= N12 W24 S12 E24\$ W24 N2 W12 S2 W15 S28 E26 FOP= E5 N3 W5 S3\$ N3 E5 S9 E14 N6 E13 FGR= E21 N24 W21 S24\$ N24 FST= E7 N4 W7 S4\$ N4\$.									

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