LOT 9 BLOCK 8 FOREST HILLS S/D U
1081-1036, WD 1343-2079,

SKINNER ANN DOUGLASS
573 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07758-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

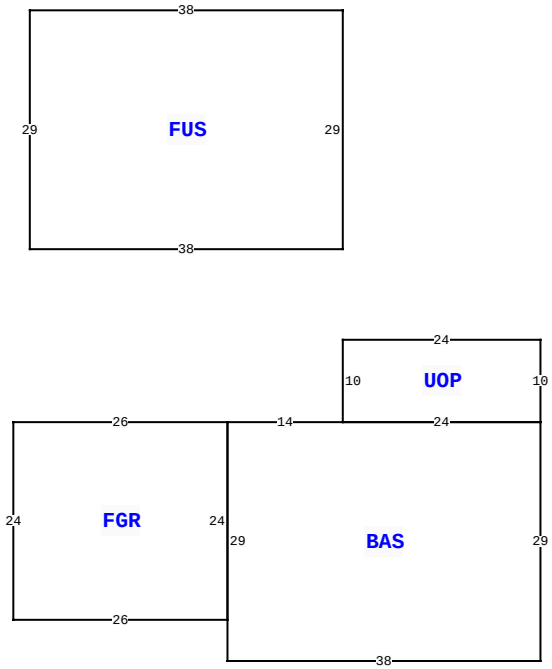
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	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	1,102	100		1,102	85,719
FGR	624	55		343	26,681
FUS	1,102	100		1,102	85,719
UOP	240	20		48	3,734
TOTALS	3,068			2,595	201,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,595	106.8480	119.67	310,544	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2204 HX Base Yr



573 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	201,854
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	11,377
TOTAL MARKET VALUE	215,031
SOH/AGL Deduction	0
ASSESSED VALUE	215,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,031
TOTAL JUST VALUE	215,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/2079	8/29/2017	WD	Q	I	01	135,000

GRANTOR: OUIDA P HANNA (SINGLE

GRANTEE: ANN DOUGLASS SKINNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FGR= W26 S24 E26 N24$ S29 E38 N29 UOP= N10 W24 S10 E24$ W24 PTR=N50 FUS= W38 S29 E38 N29$ S50$.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1964	1964	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

LN	USE CODE	CLS	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
1	0100	C	SFR	0		*RSF-2	0.00	0.00	11,377.00	SF		1.00	1.00	1.00	1.00	1.00	11,377							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.26 Total Land Value: 11,377 Market: 0 Agricultural: 0 Common: 11,377 PRINTED 10/22/2025 BY SYS