LOT 3 BLOCK 12 FOREST HILLS
S/D UNIT 1. ORB 355-273
DC HENRY FRANKLIN WILLIAMS

SAMPSON C TODD/SAMPSON LAURA B
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

00-00-00-07767-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

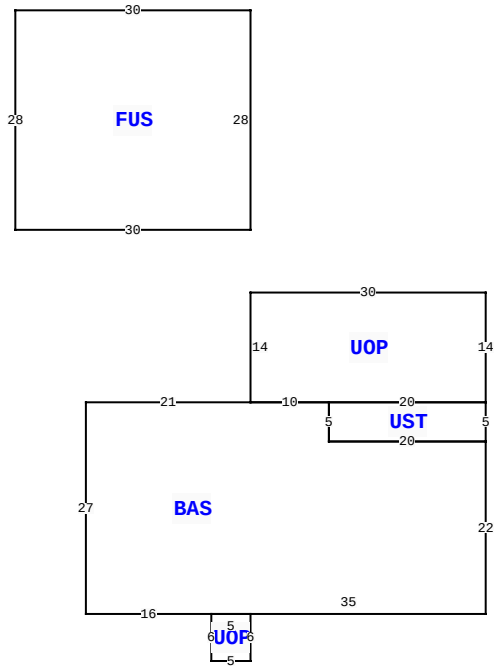
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,277	100		1,277	115,709
FUS	840	100		840	76,112
UOP	30	20		6	543
UOP	420	20		84	7,612
UST	100	45		45	4,077
TOTALS	2,667			2,252	204,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	124.4607	139.40	313,929	1963	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2117 HX Base Yr



346 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	204,054
TOTAL MARKET OB/XF VALUE	1,880
TOTAL LAND VALUE - MARKET	13,600
TOTAL MARKET VALUE	219,534
SOH/AGL Deduction	0
ASSESSED VALUE	219,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,534
TOTAL JUST VALUE	219,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1056/0543	8/24/2005	WD	Q	I		162,000

GRANTOR: VIVIAN WILLIAMS
GRANTEE: C TODD & LAURA B SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S27 E16 UOP= S6 E5 N6 W5$ E35 N22 UST= N5 W20 S5E20$ W20 N5 UOP= E20 N14 W30 S14 E10$ W10$ PTR=N50 FUS= W30 S28 E30 N28$ 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0060	CARPORT F	0	0	16	17	272.00	UT	5.00	5.00	50	1993	1993	3	50	680	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	-270.00	120.00	13,600.00	SF		1.00	1.00	1.00	1.00	1.00	13,600							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.31 Total Land Value: 13,600 Market: 0 Agricultural: 0 Common: 13,600 PRINTED 10/17/2025 BY SYS