LOT 4 BLOCK 12 FOREST HILLS S/D

762-949, 877-1025, WD 1129-2173,

SCOTT DAVID KEITH/SCOTT DEBRA LEE
358 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07768-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

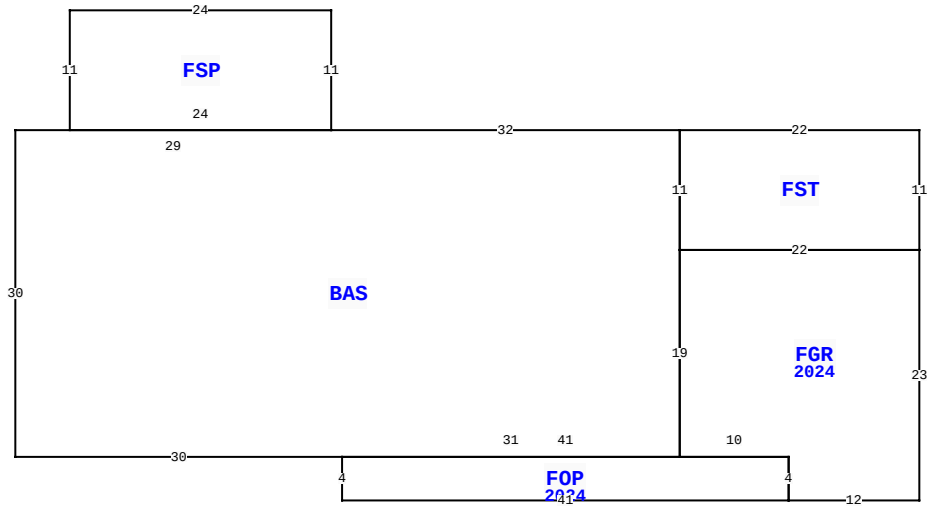
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,830	100		1,830	146,594
FGR	466	55	2024	256	20,507
FOP	164	30	2024	49	3,925
FSP	264	40		106	8,491
FST	242	55		133	10,654
TOTALS	2,966			2,374	190,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,374	110.0385	123.24	292,572	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1830 HX Base Yr 2024



358 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,172
TOTAL MARKET OB/XF VALUE		22,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,708
SOH/AGL Deduction		38,971
ASSESSED VALUE		208,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,015
TOTAL JUST VALUE		247,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,708

SALE:1:1: INCLUDED PP & SELLER FINANCED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			04/05/2024
1368	MAINT/ALTR	0	12/15/2016
1258	POOL ENCL	100	04/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/202	9/01/2023	WD	Q	I	01	235,000
GRANTOR: NATER-MARIA						
GRANTEE: SCOTT DAVID DEITH						
1326/0922	11/21/2016	WD	Q	I	01	155,500
GRANTOR: MARION C GUTHRIE INDI						
GRANTEE: CARLOS NATER-MARRER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 W29 S30 E30 E31 N19 N11 $
FSP=[ORIG=-32,0] N11 W24 S11 E24 $
FST=[ORIG=0,11] E22 N11 W22 S11 $
FOP=[YR=2024;ORIG=-31,34] N4 E41 S4 W41 $
FGR=[YR=2024;ORIG=22,11] S23 W12 N4 W10 N19 E22 $
.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
5	0282	POOL ENCL	0	100	25	41	1,025.00	UT	15.00	15.00	100	2009	2009	3	40	6,150	

LAND DESCRIPTION

TOTAL OB/XF 22,536

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	0133	C	SFR LAKE	100		*RSF	-180.00	240.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.44 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/17/2025 BY SYS