LOT 16 BLOCK 12 FOREST HILLS
S/D UNIT 1. ORB 630-115, 778-685, 827-2314, WD 1296-544,

DINGLE TIA
P O BOX 1622
LAKE CITY, FL 32056

2026

00-00-00-07777-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

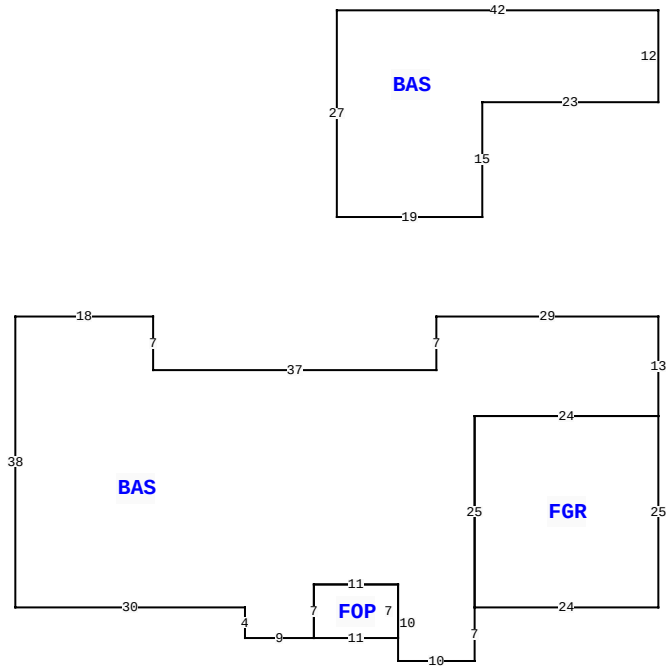
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	06	06
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	789	100		789	66,117
BAS	2,406	100		2,406	201,618
FGR	600	55		330	27,654
FOP	77	30		23	1,927
TOTALS	3,872			3,548	297,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,548	115.1115	128.92	457,408	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 3195 HX Base Yr 2016



620 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		297,315
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		334,815
SOH/AGL Deduction		146,931
ASSESSED VALUE		187,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,162
TOTAL JUST VALUE		334,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
62	MAINT/ALTR	65	02/11/2013
484	ADDN SFR	150	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0544	6/10/2015	WD	Q	I	01	180,900
GRANTOR: DWIGHT & LINDA KAMBAC						
GRANTEE: TIA DINGLE						
0827/2314	9/10/1996	WD	Q	I		150,000
GRANTOR: JOSE R & LILLIAN M QU						
GRANTEE: DWIGHT & LINDA KAMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S7 W37 N7 W18 S38 E30 S4 E9 FOP= E11 N7 W11 S7$N7 E11 S10 E10 N7 FGR= E24 N25 W24 S25$ N25 E24 N13$ PTR=N40 BAS= W42 S27 E19 N15 E23N12$ S40$.

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	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/27/2025 BY SYS