

LOT 20 BLOCK 12 FOREST HILLS S/D
575-563, 748-688, 786-53, WD 131

MONNSERATT DEBBIE E
724 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07777-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	5417.0600	1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	2,642	124.0347	151.32	399,787	1987	2005	0	0	25.00	75.00
2 SFR PILING 100% - 2022 Heated Area: 2544 HX Base Yr 2022											
TOTALS 2,952 2,642 299,840											

TOTALS		2,952				2,642		299,840		724 SE EVERGREEN DR, LAKE CITY					XF DATE				LAND DATE		04/03/2025		MLU	
															INC DATE				AG DATE					
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR		Q	%	OB/XF MKT		NOTES	
N	CODE												PRICE		COND	ON	ACTUAL			COND	VALUE			
1	0166	CONC, PAVMT		0	100	0	0	1.00		UT	0.00		0.00		100	0	0		3	100	2,370			
2	0180	FPLC 1STRY		0	100	0	0	2.00		UT	2,000.00		2,000.00		100	1987	1987		3	100	4,000			
3	0210	GARAGE U		0	100	0	0	1.00		UT	10,000.00		10,000.00		100	2022	2021			100	10,000			
4	0081	DECKING WI		0	100	0	0	1.00		UT	1,400.00		1,400.00		100	2022	2021			100	1,400			
5	0083	DOCK-LAKE		0	100	12	14	168.00		UT	11.50		11.50		100	2022	2021			70	1,352			

LAND DESCRIPTION										TOTAL OB/XF					19,122			
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	LA VAL	
1	0133	C	SFR LAKE	100		*RSF	-130.00	300.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		
REVIEW DATE		12/30/2021		BY	JB		Total Acres: 0.90		Total Land Value: 35,000				Market: 0		Agricultural: 0			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		299,840			
TOTAL MARKET OB/XF VALUE		19,122			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		353,962			
SOH/AGL Deduction		111,795			
ASSESSED VALUE		242,167			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		191,445			
TOTAL JUST VALUE		353,962			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		359,038			

XFOB:2:2: FIREPLACE GREAT ROOM
XFOB:2:1: FIREPLACE MASTER BEDROOM
SALE:1:1: LOT 20, BLK 12, FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00412			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1441/1977	6/30/2021	WD	Q	I	01	378,000	
GRANTOR: FLOREZ EDUARDO							
GRANTEE: MONNSERATT DEBBIE E							
1318/0928	7/06/2016	WD	Q	I	01	190,000	
GRANTOR: DONALD RAY HOUSTON &							
GRANTEE: EDUARDO FLOREZ & BA							

BUILDING NOTES																

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W28 S20 W12 S14 E12 S16 E20 N4 E6 S4 E24 N16
W4 N8 E10 N6 W4 N14 W24 N6 \$
UOP=[ORIG=-28,0] W12 S20 E12 N20 \$
FOP=[ORIG=24,6] N6 W24 S6 E24 \$
FOP=[ORIG=-8,50] E6 N4 W6 S4 \$