LOT 4 BLOCK 7 FOREST HILLS UNIT
766-1583, POA 1133-59, LE 1133-6

BAIRD VERONICA
411 WALNUT ST
GREEN COVE SPRINGS, FL 32043

2027

00-00-00-07749-001

BUILDING CHARACTERISTICS

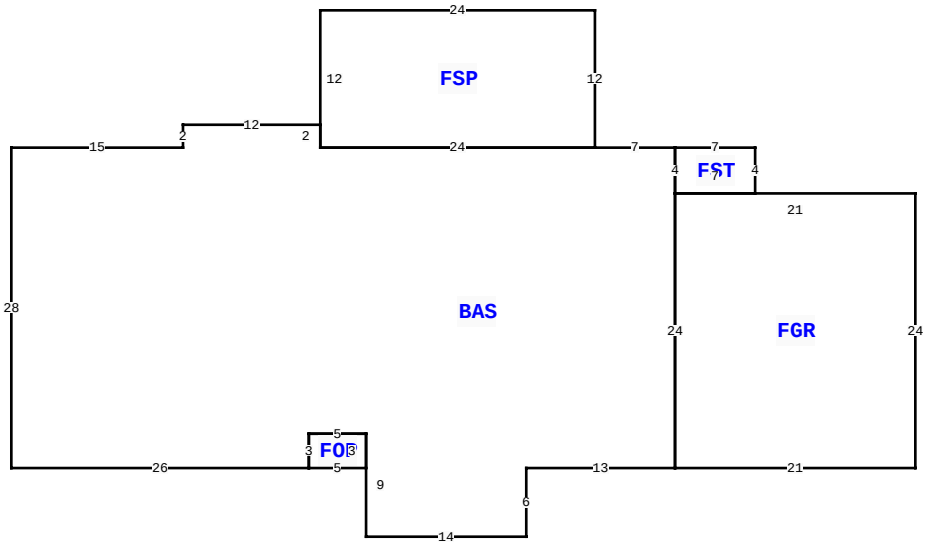
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,717	100		1,717	134,813
FGR	504	55		277	21,749
FOP	15	30		4	314
FSP	288	40		115	9,030
FST	28	55		15	1,178
TOTALS	2,552			2,128	167,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	106.2150	116.84	248,636	1993	1993	0	0	0	32.80	67.20

1 SINGLE FAM 0% - 0 Heated Area: 1717 HX Base Yr



473 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1,671.00	UT	1.40	1.40	100	0	0	3	100	2,339	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,083
TOTAL MARKET OB/XF VALUE	3,839
TOTAL LAND VALUE - MARKET	16,185
TOTAL MARKET VALUE	187,107
SOH/AGL Deduction	0
ASSESSED VALUE	187,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,107
TOTAL JUST VALUE	187,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,139

SALE:1:1: LOT 4, BLK 7, FOREST HILLS, UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1092	2/01/2012	WD	Q	I	01	117,500
GRANTOR: UNA H WILSON						
GRANTEE: VERONICA M BAIRD						
1229/1091	2/01/2012	WD	U	I	30	100
GRANTOR: JEFFERY WILSON						
GRANTEE: UNA H WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N12 W24 S12 E24$ W24 N2 W12 S2 W15 S28 E26 FOP= E5 N3 W5 S3$ N3 E5 S9 E14 N6 E13 FGR= E21 N24 W21 S24$ N24 FST= E7 N4 W7 S4$ N4$.

LAND DESCRIPTION

TOTAL OB/XF 3,839

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-	280.00	122.00	10,790.00	SF		1.00	1.00	1.00	1.50	1.50	16,185							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.25 Total Land Value: 16,185 Market: 0 Agricultural: 0 Common: 16,185 PRINTED 11/17/2026 BY SYS