

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

2026

00-00-00-07749-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	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

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	118.96	253,147	1993	1993	0	0	32.80	67.20

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

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE	170,115		
TOTAL MARKET OB/XF VALUE	3,839		
TOTAL LAND VALUE - MARKET	16,185		
TOTAL MARKET VALUE	190,139		
SOH/AGL Deduction	0		
ASSESSED VALUE	190,139		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	190,139		
TOTAL JUST VALUE	190,139		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	187,326		

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	137,259
FGR	504	55		277	22,144
FOP	15	30		4	320
FSP	288	40		115	9,193
FST	28	55		15	1,199
TOTALS	2,552			2,128	170,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / 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				

EXTRA FEATURES		473 SE EVERGREEN DR, LAKE CITY														
L N	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	1,671.00	UT	1.40	1.40	100	0	0	3	100	2,339	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 3,839																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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\$.			