LOT 10 & W 20 FT LOT 9 & E 30 FT
FOREST HILLS S/D UNIT I & LOT 19
HILLS S/D UNIT 1.

PETERS JAMES/PETERS REBECCA
671 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

00-00-00-07762-205

BUILDING CHARACTERISTICS

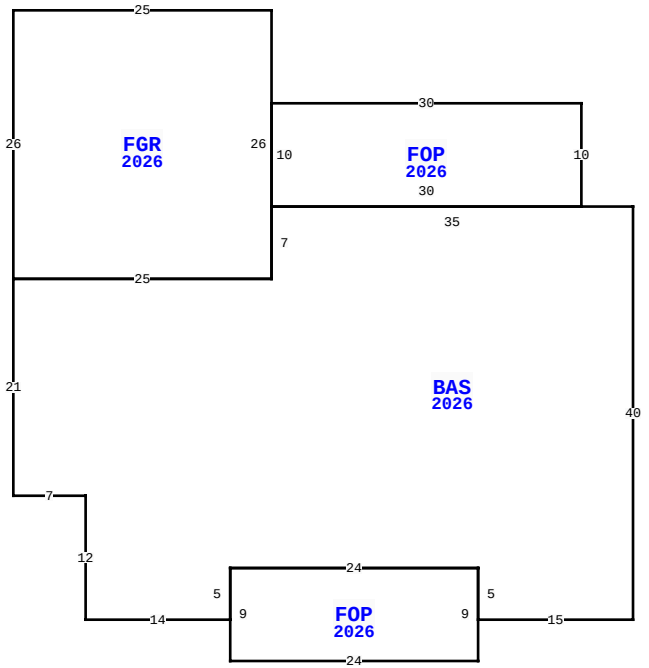
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,021	100	2026	2,021	252,726
FGR	650	55	2026	358	44,768
FOP	216	30	2026	65	8,128
FOP	300	30	2026	90	11,255
TOTALS	3,187			2,534	316,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	113.6800	125.05	316,877	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2021 HX Base Yr 2026



671 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	100	0	0	2,080.00	UT	5.00	5.00	100	2026	2025		100	10,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		316,877
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		57,401
TOTAL MARKET VALUE		384,678
SOH/AGL Deduction		175,603
ASSESSED VALUE		209,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,664
TOTAL JUST VALUE		384,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,430

SALE:1:1: IN FOREST HILLS UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/153	4/05/2024	WD	Q	V	01	32,000
GRANTOR: MOSELEY WILLIAM H						
GRANTEE: PETERS JAMES						
0789/2436	5/06/1994	WD	Q	V		26,500
GRANTOR: STEVEN D & ALICE H PE						
GRANTEE: WILLIAM H & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=27,15] W35 S7 W25 S21 E7 S12 E14 N5 E24 S5 E15 N40 $
FGR=[YR=2026;ORIG=-33,-4] E25 S26 W25 N26 $
FOP=[YR=2026;ORIG=-8,5] E30 S10 W30 N10 $
FOP=[YR=2026;ORIG=-12,50] E24 S9 W24 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	100		*RSF-2	240.00	108.00	14,934.00	SF		1.00	1.00	1.00	1.50	1.50	22,401							
2	0000	C	VAC RES	100		*RSF-2	130.00	300.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 1.24 Total Land Value: 57,401 Market: 0 Agricultural: 0 Common: 57,401 PRINTED 11/17/2026 BY SYS