LOT 12-A BLOCK 10 FOREST HILLS S
759-805, 808-1418, 836-1079, 850

LEWKUTZ JOHN L/LEWKUTZ DENISE A
617 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

00-00-00-07763-222

BUILDING CHARACTERISTICS

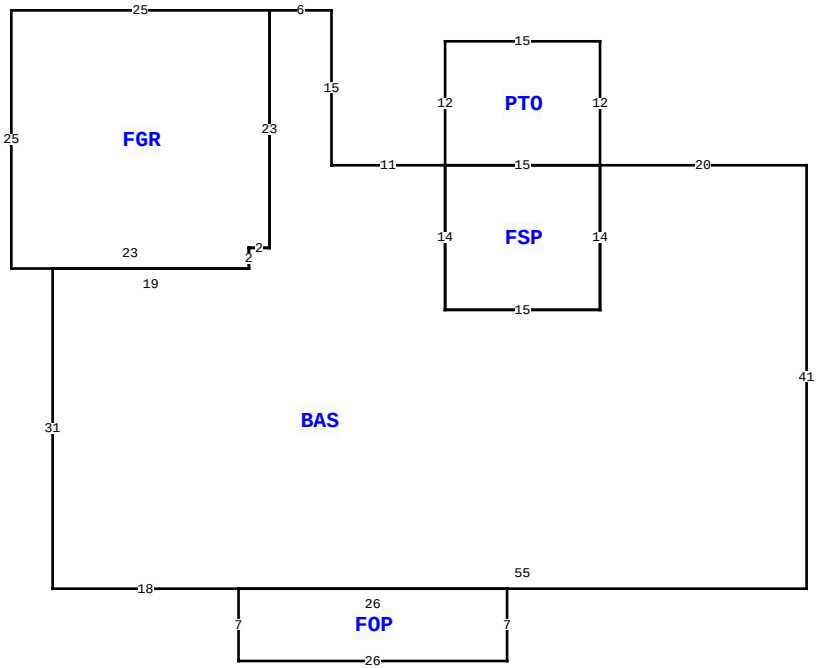
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 20
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,667	100		2,667	256,980
FGR	621	55		342	32,954
FOP	182	30		55	5,300
FSP	210	40		84	8,094
PTO	180	5		9	867
TOTALS	3,860			3,157	304,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,157	118.3700	130.21	411,073	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2024 Heated Area: 2667 HX Base Yr 2024



617 SE EVERGREEN DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	304,194
TOTAL MARKET OB/XF VALUE	4,080
TOTAL LAND VALUE - MARKET	23,500
TOTAL MARKET VALUE	331,774
SOH/AGL Deduction	196,208
ASSESSED VALUE	135,566
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	84,155
TOTAL JUST VALUE	331,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048226	Roof Replacement	45,164	09/20/2023
1554	SFR	676	05/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2425	8/25/2023	WD	Q	I	01	315,000
GRANTOR: BATES BRODERIC						
GRANTEE: LEWKUTZ JOHN L						
1431/2667	2/26/2021	WD	Q	I	01	287,500
GRANTOR: ROBINSON KRIS B						
GRANTEE: BATES BRODERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N12 W15 S12 E15$ FSP= W15 S14 E15 N14$ S14 W15 N14 W11 N15 W6 FGR= W25 S25 E23 N2E2 N23$ S23 W2 S2 W19 S31 E18 FOP= S7 E26 N7 W26$ E55 N41$.

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	2,720.00	UT	1.50	1.50	100	1999	1999	3	100	4,080	

LAND DESCRIPTION

TOTAL OB/XF 4,080

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	220.00	128.00	15,667.00	SF		1.00	1.00	1.00	1.50	1.50	23,500							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 0.36 Total Land Value: 23,500 Market: 0 Agricultural: 0 Common: 23,500 PRINTED 11/17/2026 BY SYS