LOT 1 BLOCK 12 FOREST HILLS S/D
ORB 429-74

VENZ DONALD R/VENZ NANCY H
304 SE EVERGREEN DR
LAKE CITY, FL 32055

2027

00-00-00-07765-000

BUILDING CHARACTERISTICS

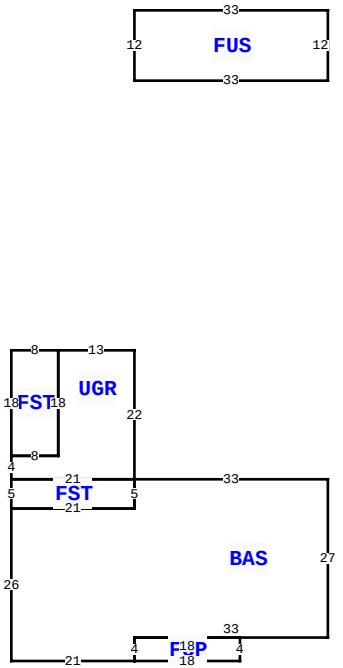
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,437	100		1,437	125,714
FOP	72	30		22	1,925
FST	105	55		58	5,074
FST	144	55		79	6,911
FUS	396	100		396	34,644
UGR	318	45		143	12,510
TOTALS	2,472			2,135	186,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	122.3543	134.59	287,350	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1833 HX Base Yr



304 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1966	1966	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,778
TOTAL MARKET OB/XF VALUE		15,036
TOTAL LAND VALUE - MARKET		17,242
TOTAL MARKET VALUE		219,056
SOH/AGL Deduction		107,828
ASSESSED VALUE		111,228
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		54,817
TOTAL JUST VALUE		219,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2114	ADDN SFR	75	04/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UGR= N22 W13 FST= W8 S18 E8 N18$ S18 W8 S4 E21$ FST= W21 S5 E21 N5$ S5 W21 S26 E21 FOP= E18 N4 W18 S4$ N4 E33 N27$ PTR=N80 FUS= W33 S12 E33 N12$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 15,036

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	265.00	65.00	11,495.00	SF		1.00	1.00	1.00	1.50	1.50	17,242							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.26 Total Land Value: 17,242 Market: 0 Agricultural: 0 Common: 17,242 PRINTED 11/17/2026 BY SYS