LOTS 5 BLOCK 12 FOREST HILLS
S/D UNIT 1. ORB 529-224,
635-421, 796-2059, 919-1530,

DAVIS DESERRAI GOOSEN TRUSTEE
LAKE ALLIGATOR LAND TRUST, 4641 W US HWY 90
LAKE CITY, FL 32055

2027

00-00-00-07769-000

BUILDING CHARACTERISTICS

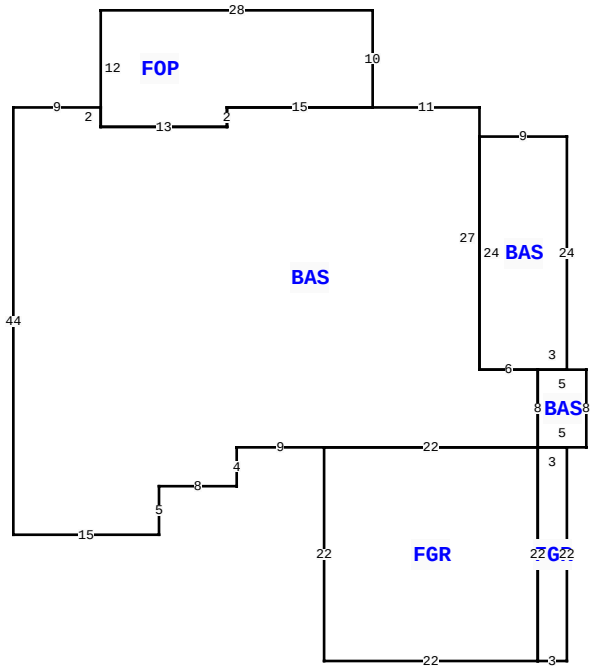
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	40	100		40	2,955
BAS	216	100		216	15,955
BAS	1,869	100		1,869	138,055
FGR	66	55		36	2,659
FGR	484	55		266	19,648
FOP	306	30		92	6,796
TOTALS	2,981			2,519	186,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,519	103.3050	113.64	286,259	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2125 HX Base Yr 2014



372 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,068
TOTAL MARKET OB/XF VALUE		2,985
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,053
SOH/AGL Deduction		79,778
ASSESSED VALUE		144,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,864
TOTAL JUST VALUE		224,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,426

SALE:1:1: LOT 5 BLOCK 12 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
1263/0106	10/10/2013	WD	U	I	30	126,500
GRANTOR: LANA V MCLAIN & EDWAR						
GRANTEE: DESERRAI GOOSEN DAV						
1152/2391	6/19/2008	WD	Q	I	01	167,500
GRANTOR: BARBARA LESLIE						
GRANTEE: LANA BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N10 W28 S12 E13 N2 E15$ W15 S2 W13 N2 W9 S44
E15 N5 E8 N4 E9 FGR= S22 E22 FGR= E3 N22 W3 S22$ N22 W22$ E22
BAS= E5 N8 W5 S8$ N8 BAS= E3 N24 W9 S24 E6$ W6 N27$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	585.00	585.00	100	0	0	3	100	585	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,985

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	0133	C	SFR LAKE	100		*RSF	-195.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.46 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS