LOT 13 BLOCK 12 FOREST HILLS
S/D UNIT 1. WD 1241-942,
WD 1315-242, WD 1335-2769,

PACE KEVIN M/PACE TRACY HISLER
546 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

00-00-00-07775-000

BUILDING CHARACTERISTICS

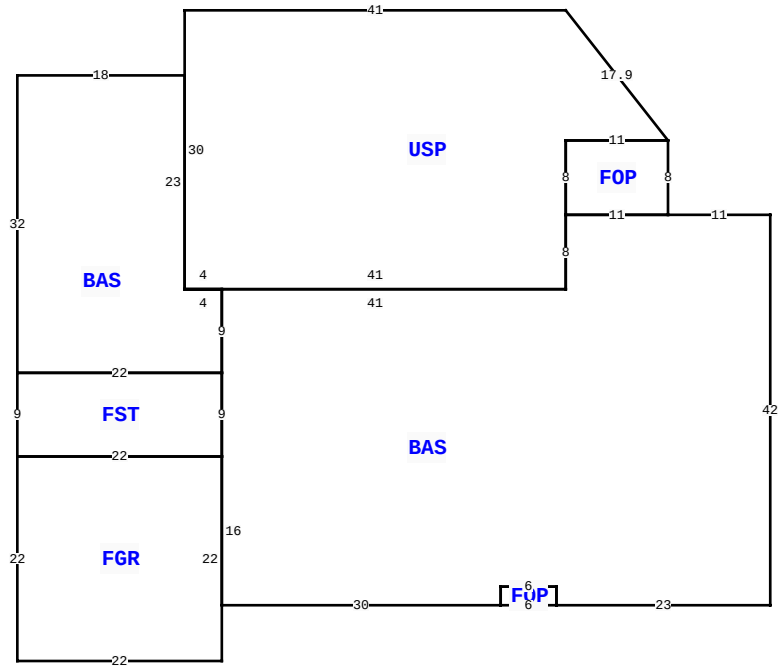
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	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	612	100		612	58,449
BAS	2,170	100		2,170	207,244
FGR	484	55		266	25,404
FOP	12	30		4	382
FOP	88	30		26	2,483
FST	198	55		109	10,410
USP	1,307	35		457	43,645
TOTALS	4,871			3,644	348,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,644	117.3312	129.06	470,295	1969	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2018 Heated Area: 2782 HX Base Yr 2018



546 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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		348,018
TOTAL MARKET OB/XF VALUE		22,264
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		405,282
SOH/AGL Deduction		115,120
ASSESSED VALUE		290,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,751
TOTAL JUST VALUE		405,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
680	MAINT/ALTR	0	08/29/2016
2482	ADDN SFR	50	11/22/2011
1176	ADDN SFR	81	05/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2769	4/28/2017	WD	Q	I	01	261,000
GRANTOR: RICHARD W JR & KATTRI						
GRANTEE: KEVIN M PACE & TRAC						
1315/0242	5/13/2016	WD	Q	I	01	240,000
GRANTOR: HAROLD B & BEVERLY A						
GRANTEE: RICHARD W JR & KATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W11 S8 E11$ W11 USP= N8 E11 U14 L11 W41 S30 E41 N8$ S8 W41 BAS= N23 W18 S32 E22 N9 W4$ E4 S9 FST= W22 S9 E22 N9$ S9 FGR= W22 S22 E22 N22$S16 E30 FOP= E6 N2 W6 S2$ N2 E6 S2 E23 N42$.

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	18	62	1,116.00	UT	1.50	1.50	100	1993	1993	3	100	1,674	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1970	1970	3	40	14,336	
4	0282	POOL ENCL	0	100	18	36	648.00	UT	15.00	15.00	100	2016	2016	3	52	5,054	

LAND DESCRIPTION

TOTAL OB/XF 22,264

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	-120.00	230.00	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: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS