

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

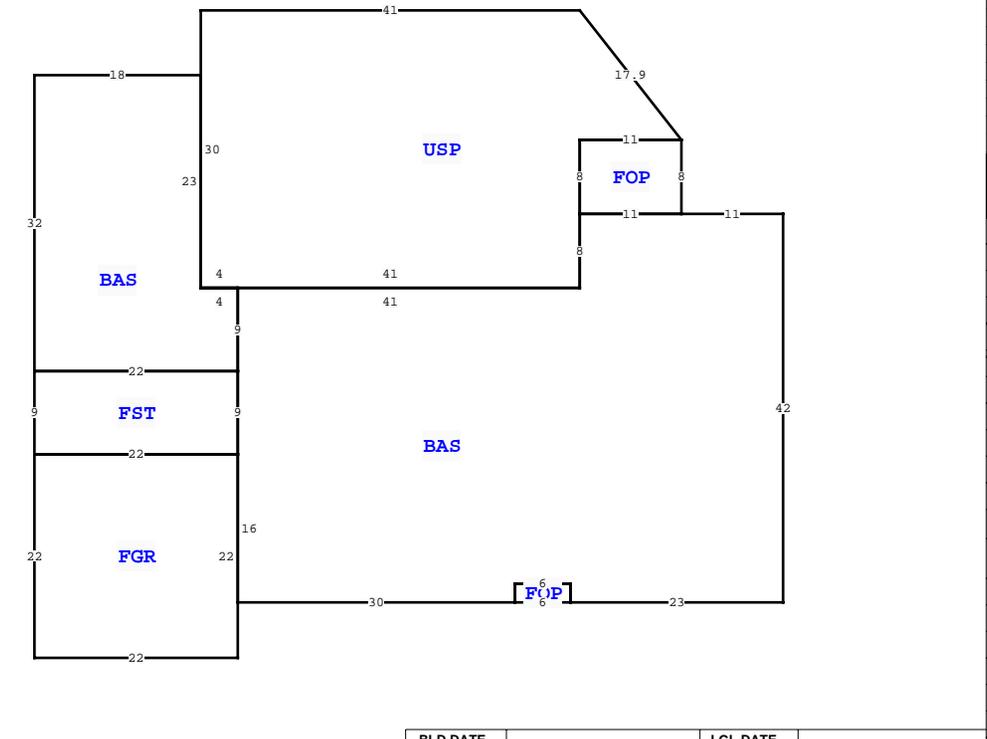
PACE KEVIN M/PACE TRACY HISLER
546 SE EVERGREEN DR
LAKE CITY, FL 32025

2026

00-00-00-07775-000

| 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 | 1.100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| 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 | 131.41 | 478,858 | 1969 | 1999 | 0 | 0 | 26.00 | 74.00 |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 1 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | | | 354,355 |
| TOTAL MARKET OB/XF VALUE | | | 22,264 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 411,619 |
| SOH/AGL Deduction | | | 129,908 |
| ASSESSED VALUE | | | 281,711 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 230,300 |
| TOTAL JUST VALUE | | | 411,619 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 416,894 |

| 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 | 59,513 |
| BAS | 2,170 | 100 | | 2,170 | 211,018 |
| FGR | 484 | 55 | | 266 | 25,867 |
| FOP | 12 | 30 | | 4 | 389 |
| FOP | 88 | 30 | | 26 | 2,529 |
| FST | 198 | 55 | | 109 | 10,600 |
| USP | 1,307 | 35 | | 457 | 44,440 |
| TOTALS | 4,871 | | | 3,644 | 354,355 |

| 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 | Q | I | 01 | 261,000 |
| GRANTOR: RICHARD W JR & KATRI | | | | | | |
| GRANTEE: KEVIN M PACE & TRAC | | | | | | |
| 1315/0242 | 5/13/2016 | WD Q | Q | I | 01 | 240,000 |
| GRANTOR: HAROLD B & BEVERLY A | | | | | | |
| GRANTEE: RICHARD W JR & KATT | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 1,674 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | UT | 70.00 | 70.00 | 100 | 1970 | 1970 | 3 | 40 | 14,336 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 18 | 36 | UT | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 52 | 5,054 | |

| TOTAL OB/XF | | | | | | | | | | | | 22,264 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/03/2025 | MLU |

| 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\$. | |