

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

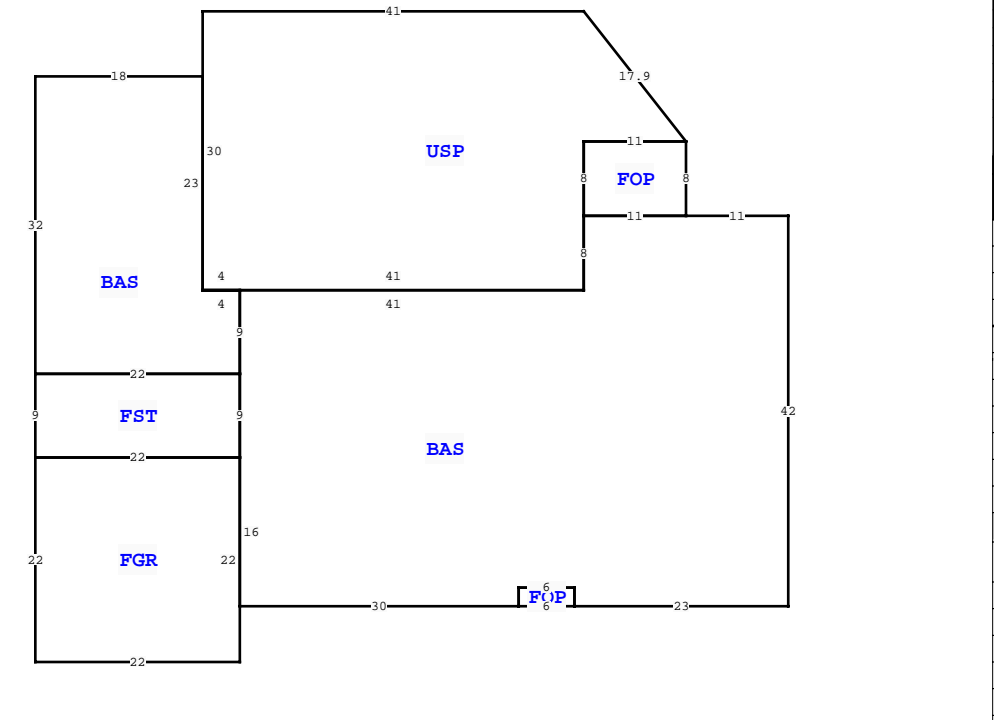
PACE KEVIN M/PACE TRACY HISLER
546 SE EVERGREEN DR
LAKE CITY, FL 32025

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
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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	DOR CODE	MAP NUM	MKT AREA		
06 06	0100		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	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	

TOTAL OB/XF										22,264						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2026	MLU									

BUILDING NOTES									
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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\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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							