LOT 14 BLOCK 12 FOREST HILLS S/D
975-1575, WD 1002-758, WD 1103-2

CORTEZ JEFFREY/CORTEZ MARY A
570 SE EVERGREEN DR
LAKE CITY, FL 32025

2027

00-00-00-07776-000

BUILDING CHARACTERISTICS

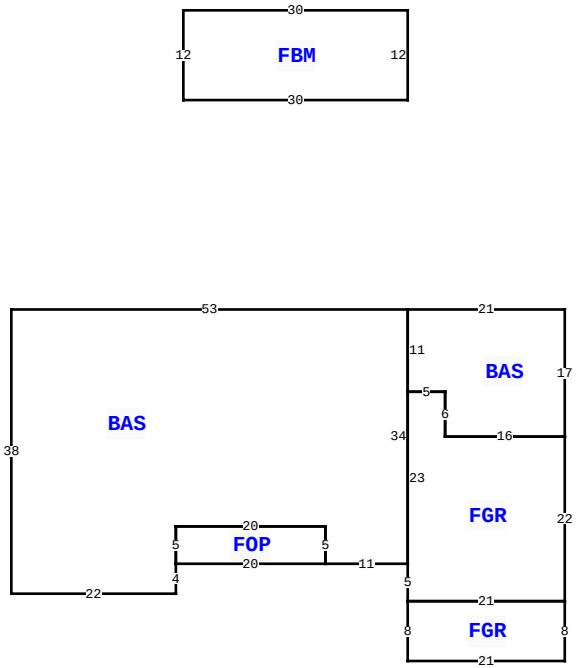
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	327	100		327	33,992
BAS	1,790	100		1,790	186,071
FBM	360	80		288	29,938
FGR	168	55		92	9,563
FGR	492	55		271	28,171
FOP	100	30		30	3,119
TOTALS	3,237			2,798	290,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	135.0022	148.50	415,503	1961	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2477 HX Base Yr 2026



570 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		290,852
TOTAL MARKET OB/XF VALUE		23,350
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		349,202
SOH/AGL Deduction		0
ASSESSED VALUE		349,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		297,791
TOTAL JUST VALUE		349,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0318		19,150	05/28/2026
268	ADDN SFR	79	07/30/2007
3194	POOL ENCL	73	03/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2346	4/22/2025	WD	Q	I	01	445,000
GRANTOR: FIFE MICHELLE S						
GRANTEE: CORTEZ JEFFREY						
1383/2531	5/06/2019	WD	Q	I	01	315,000
GRANTOR: JOSEPH A & PATRICIA M						
GRANTEE: MICHELLE S FIFE & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S38 E22 N4 FOP= E20N5 W20 S5$ N5 E20 S5 E11 FGR= S5FGR= S8 E21 N8 W21$ E21 N22 BAS= N17 W21S11 E5 S6 E16$ W16 N6 W5 S23$ N34$ PTR= N40 FBM= W30 S12 E30 N12$ S40$.

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	500	
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	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	30	1961	1961	3	30	9,450	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	6,000	
5	0282	POOL ENCL	0	100	30	40	1,200.00	UT	15.00	15.00	30	2005	2005	3	30	5,400	

LAND DESCRIPTION

TOTAL OB/XF 23,350

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	250.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/22/2025 BY TP Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS