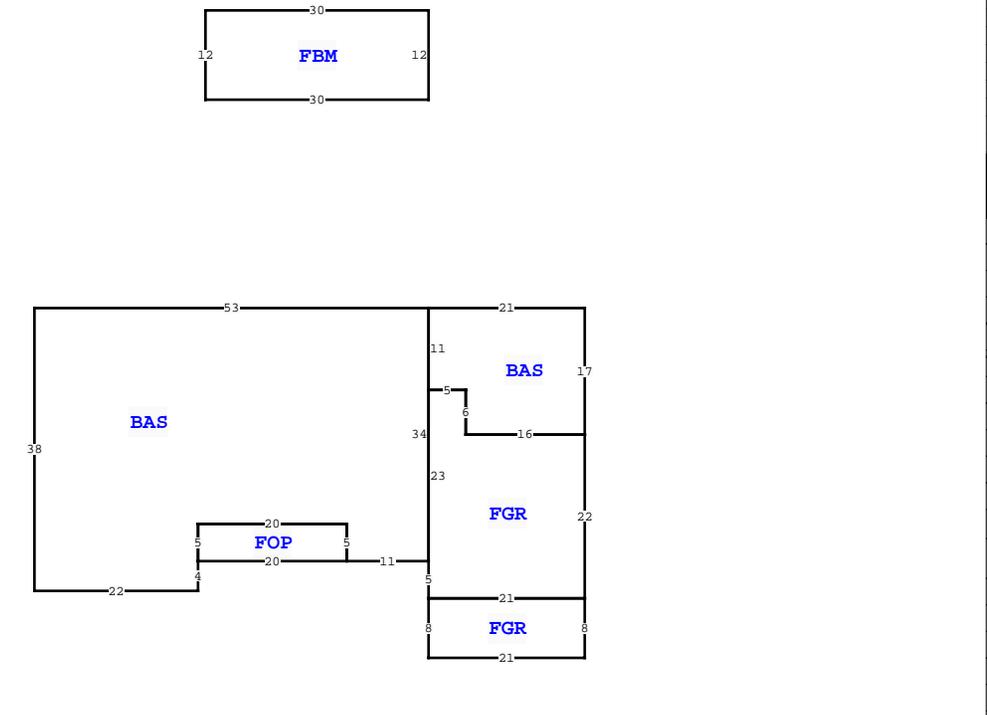




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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	151.20	423,058	1961	1995	0	0	30.00	70.00	

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



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	34,609
BAS	1,790	100		1,790	189,454
FBM	360	80		288	30,482
FGR	168	55		92	9,737
FGR	492	55		271	28,683
FOP	100	30		30	3,175
TOTALS	3,237			2,798	296,141

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	0	0	UT	1.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	15	30	UT	70.00	70.00	30	1961	1961	3	30	9,450	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	6,000	
5	0282	POOL ENCL	0	100	30	40	UT	15.00	15.00	30	2005	2005	3	30	5,400	

570 SE EVERGREEN DR, LAKE CITY												
BLD DATE			LGL DATE			04/03/2025			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 23,350												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		296,141	
TOTAL MARKET OB/XF VALUE		23,350	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		354,491	
SOH/AGL Deduction		0	
ASSESSED VALUE		354,491	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		303,080	
TOTAL JUST VALUE		354,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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												
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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\$.												

LAND DESCRIPTION													TOTAL OB/XF 23,350												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								