

COMM NE COR, RUN S 356.73 FT, W
POB, CONT W 274.02 FT, S 320.61
N 317.96 FT TO POB. (AKA PARCEL

BOUCHER TOD J LIVING TRUST
411 SW SWEETBRIAR DR
LAKE CITY, FL 32024

2026

01-5S-16-03385-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Kitchen Adjus	02	02 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,650	100		3,650	423,256
FGR	775	55		426	49,399
FHS	1,221	60		733	84,999
FOP	24	30		7	812
FOP	126	30		38	4,407
FSP	693	40		277	32,121
UOP	319	20		64	7,421

TOTALS	6,808			5,195	602,414
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	7,495.00	UT	1.60	1.60
2	0180	FPLC 1STRY	0	100	0	2.00	UT	2,000.00	2,000.00
3	0031	BARN, MT AE	0	100	24	720.00	UT	14.00	14.00
4	0280	POOL R/CON	0	100	0	374.00	UT	70.00	70.00
5	0282	POOL ENCL	0	100	30	1,170.00	UT	15.00	15.00
6	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.01

REVIEW DATE 12/19/2023 BY JS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,195	134.8117	150.99	784,393	2009	2009	0	0	0	23.20	76.80
1 SINGLE FAM 100% - 2019 Heated Area: 4871 HX Base Yr 2019												

411 SW SWEETBRIAR DR, LAKE CITY				BLD DATE					LGL DATE	04/07/2025	MLU
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
7,495.00	UT	1.60	1.60	100	2009	2009	3	100	11,992		
2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000		
720.00	UT	14.00	14.00	80	2018	2018	3	80	8,064		
374.00	UT	70.00	70.00	100	2019	2019	3	89	23,300		
1,170.00	UT	15.00	15.00	100	2019	2019	3	65	11,408		
1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800		