



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	3417.0100	1.00/
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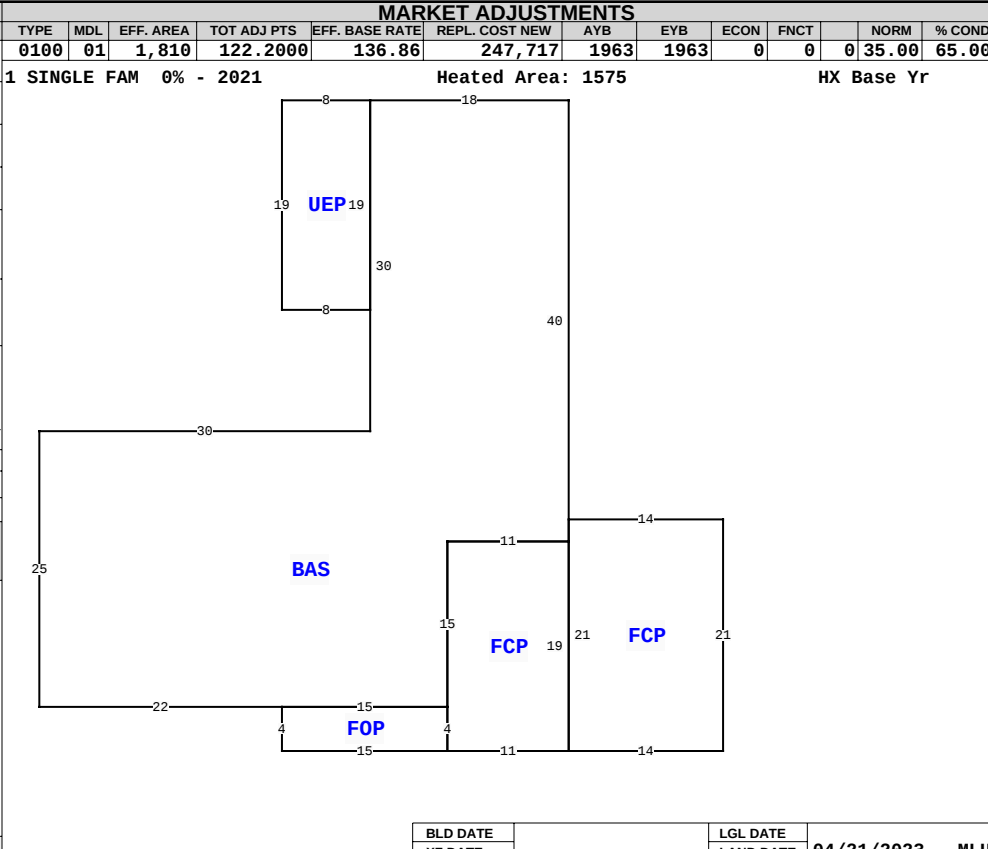
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	140,111
FCP	209	25		52	4,626
FCP	294	25		74	6,583
FOP	60	30		18	1,601
UEP	152	60		91	8,095
TOTALS	2,290			1,810	161,016

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

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	0100	C	SFR	0		RSF	2110.00	120.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							



267 SE OAK HILL ST, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,810	122.2000	136.86	247,717	1963	1963	0	0	0 35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1575 HX Base Yr

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,016
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		184,221
SOH/AGL Deduction		111
ASSESSED VALUE		184,110
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		184,110
TOTAL JUST VALUE		184,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051394	Roof Replacement	4,380	11/05/2024
000051056	Electrical Serv	0	10/11/2024

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1656	8/18/2020	WD	Q	I	01	145,000

SALES DATA

GRANTOR: THEODORE & JOHNETTE R	
GRANTEE: ABRAHAM L JR & CECI	
0614/0712	2/01/1987 WD Q I 47,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UEP= W8 S19 E8 N19S\$30 W30 S25 E22 FOP= S4 E15 N4 W15\$ E15 FCP= S4 E11 FCP= E14 N21 W14 S21\$ N19 W11 S15\$ N15 E11 N40\$.