

LOT 4 SUZANNE S/D UNIT 5.
ORB 584-378, 655-280, 770-1845
890-1124, WD 1152-2241,

WILSON JOHN GARY II
248 SE KIWI WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-110



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	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					06
NEIGHBORHOOD/LOC		3417.0200		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	18,827
BAS	1,500	100		1,500	112,067
FOP	96	30		29	2,166
FSP	168	40		67	5,006
FSP	308	40		123	9,190
UST	112	45		50	3,736
TOTALS				2,021	150,991

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,021	102.6260	114.94	232,294	1989	1989	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2009													
Heated Area: 1752													
HX Base Yr 2009													
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