

LOT 5 BLOCK C WESTWOOD ACRES S/D
DC 1040-1783, WD 1041-1259, DC 1

YANDA MARY KATHRYN
344 SW RAY TER
LAKE CITY, FL 32024

2025

04-4S-16-02762-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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		4416.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	27,940
BAS	1,538	100		1,538	119,364
FEP	168	80		134	10,400
FOP	112	30		34	2,639
FST	84	55		46	3,570
UGR	72	45		32	2,484
UGR	276	45		124	9,624
TOTALS		2,610		2,268	176,019

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	100	38	22	1.00	UT	0.00
2	0166	CONC, PAVMT	0	100	10	60	600.00	UT	2.00
3	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

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	1.58

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,268	106.6030	119.40	270,799	1966	1966	0	0	0 35.00	65.00
1 SINGLE FAM - 100% - 2016											
Heated Area: 1898											
HX Base Yr 2016											

344 SW RAY TER, LAKE CITY										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	3,500				
600.00	UT	2.00	2.00	100	2007	2007	3	100	1,200				
1.00	UT	0.00	0.00	100	2014	2014	3	100	600				
1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000				
1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200				

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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	1.58