

CUSHMAN THOMAS/CUSHMAN WENDY N
986 SW HILL CREEK DR
LAKE CITY, FL 32025

05-5S-17-09116-112

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall 32

HARDIE BRD 100

Exterior Wall 00

N/A 0

Roof Structur 08

IRREGULAR 100

Roof Cover 03

COMP SHNGL 100

Interior Wall 05

DRYWALL 100

Interior Floo 13

LAM/VNLPLK 100

Interior Floo 00

N/A 0

Air Condition 03

CENTRAL 100

Heating Type 04

AIR DUCTED 100

Bedrooms 3

100

Bathrooms 2

100

Frame Stories Units

WOOD FRAME 100
1. 100
0 100

Condition Adj Kitchen Adjus

03 03 100
01 01 100

Quality 07

07

DOR CODE 0100

SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

32417.001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,735

100

2,735

345,135

FGR

598

55

329

41,517

FOP

204

30

61

7,697

FOP

650

30

195

24,608

TOTALS

4,187

3,320

418,957

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

0260

PAVEMENT-A

0 100

0

0

1.00

UT

1,800.00

1,800.00

100

2022

2021

100

1,800

2

0166

CONC, PAVMT

0 100

0

0

1.00

UT

600.00

600.00

100

2022

2021

100

600

LAND DESCRIPTION

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

0100

C

SFR

100

A-1

0.00

0.00

1.00

LT

1.00

1.00

0.70

55,000.00

38,500.00

38,500

REVIEW DATE

10/05/2021

BY

TW

Total Acres:

5.01

Total Land Value:

38,500

Market:

0

Agricultural:

0

Common:

38,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL

0100

01

3,320

117.3700

131.45

436,414

2021

2021

0

0

4.00

96.00

1

SINGLE FAM

100%

- 2024

Heated Area: 2735

HX Base Yr 2024

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

418,957

TOTAL MARKET OB/XF VALUE

2,400

TOTAL LAND VALUE - MARKET

38,500

TOTAL MARKET VALUE

459,857

SOH/AGL Deduction

116,831

ASSESSED VALUE

343,026

TOTAL EXEMPTION VALUE

HX HB50,722

BASE TAXABLE VALUE

292,304

TOTAL JUST VALUE

459,857

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

464,222

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1378/1999

2/15/2019

WD Q

V V

01

29,000

GRANTOR: JANICE L TURBERVILLE

GRANTEE: THOMAS & WENDY N CU

1316/0279

5/31/2016

WD U

V V

12

9,000

GRANTOR: FIRST FEDERAL BANK OF

GRANTEE: JANICE L TURBEVILLE

BUILDING NOTES

BAS=[ORIG=40,20] S39 E14 S4 E14 N4 E8 E13 N17 E24 N20 E4 N16 W28 S4 S8 W12 S10 W23 N8 W14 \$
FOP=[ORIG=40,10] S10 E14 S8 E23 N10 E12 N8 W49 \$
FGR=[ORIG=89,42] S17 S9 E11 N2 E13 N24 W24 \$
FOP=[ORIG=54,63] S7 E13 S2 E9 N13 W8 S4 W14 \$
.

BUILDING DIMENSIONS

BAS=[ORIG=40,20] S39 E14 S4 E14 N4 E8 E13 N17 E24 N20 E4 N16 W28 S4 S8 W12 S10 W23 N8 W14 \$
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