

NW1/4 OF SW1/4 EX 1 AC DESC
ORB 819-1405, ORB 463-508,
733-460, 945-394, QC 1032-261,

KOON KRISTEN L
993 SW DAWN LN
LAKE CITY, FL 32024-5354

2026

06-6S-17-09619-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	6617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,896
UDU	960	60		576	16,298
UOP	160	25		40	1,132
UOP	602	25		150	4,244
TOTALS	3,450			2,494	70,570

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,494	117.9000	70.74	176,426	1989	1989	0	0	0	60.00	40.00	

1 MOBILE HME 0% - 0

Heated Area: 1728

HX Base Yr

56

10

16

10

16

40

20

UDU

UOP

43

14

43

27

64

21

14

BAS

UOP

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/25/2022

MLU