

COMM NW COR OF SEC. RUN E 1610.5
US-441, RUN S ALONG R/W 338.55 F
S ALONG R/W 156.88 FT TO PT OF A

MACKEY GREGORY E/ATKINSON NINA N
1951 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08191-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	8417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,031	100		4,031	183,118
FCP	482	25		120	5,451
FCP	953	25		238	10,812
FOP	368	30		110	4,997
FSP	414	40		166	7,541
FUS	1,219	100		1,219	55,376
UOP	96	20		19	863
UOP	728	20		146	6,633
UST	24	45		11	500
UST	27	45		12	545
TOTALS	8,564			6,172	280,378

EXTRA FEATURES	
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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	0300	TENNIS CRT	0	100	0	0		1.00	UT 3,750.00	3,750.00	100	1972	1972	3	100	3,750
2	0166	CONC, PAVMT	0	100	0	0		7,295.00	UT 0.65	0.65	75	1972	1972	3	75	3,556
3	0170	FPLC 2STRY	0	100	0	0		1.00	UT 2,750.00	2,750.00	100	0	0	3	100	2,750
4	0220	JACUZZI	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,500
5	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	70.00	100	1990	1990	3	40	14,336
6	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	1,500

LAND DESCRIPTION			TOTAL OB/XF 27,392													
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
1	0100	C	SFR	100		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	13,000.00	13,000.00

REVIEW DATE	01/04/2023	BY	JS	Total Acres:	8.00	Total Land Value:	104,000	Market:	0	Agricultural:	0	Common:	104,000	PRINTED 10/03/2025 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	6,172	90.1341	100.95	623,063	1972	1972	0	0	20	35.00	45.00
1 SINGLE FAM 100% - 2025												
Heated Area: 5250												
HX Base Yr 2025												