

LOTS 1 & 2 & E 75 FT OF S1/2 OF
FT OF LOT 9 BLOCK 19 LAKESIDE HE

LARSON ETHAN ROBERT/LARSON SHANNON LEIGH
156 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

2026

08-4S-17-08296-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	06	VINYL ASB 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 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			MKT AREA	06	
NEIGHBORHOOD/LOC		8417.0300	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100		2,742	228,491
FCP	468	25		117	9,749
FEP	288	80		230	19,166
TOTALS	3,498			3,089	257,406

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,089	114.4600	128.20	396,010	1964	1964	0	0	35.00	65.00
1 SINGLE FAM		100% - 2023		Heated Area: 2742				HX Base Yr 2022			

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
1	0060	CARPORT F	0 100	12	25	1.00	UT	0.00	0.00	100	0	0	3	100
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100
5	0251	LEAN TO W/	0 100	12	36	432.00	UT	3.00	3.00	50	1993	1993	3	50
6	0251	LEAN TO W/	0 100	10	17	170.00	UT	3.00	3.00	50	2003	2003	3	50
7	0251	LEAN TO W/	0 100	10	17	170.00	UT	3.00	3.00	50	1993	1993	3	50
8	0294	SHED WOOD/	0 100	16	17	272.00	UT	7.50	7.50	100	1993	1993	3	100

LAND DESCRIPTION										TOTAL OB/XF										5,598									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	3.50	LT		1.00	1.00	0.70	18,500.00	12,950.00	45,325												