

LOT 9 DEERWOOD FOREST UNIT 1.
451-76, WD 1041-2603, WD 1071-15

SISTARE ANGELA JOY
172 SE WOODHAVEN ST
LAKE CITY, FL 32025-2996

2026

09-4S-17-08302-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0800	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	54,311
BAS	1,482	100		1,482	174,217
FOP	60	30		18	2,116
FOP	221	30		66	7,759
TOTALS	2,225			2,028	238,402

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	861.00	UT	3.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

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		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,028	129.5800	145.13	294,324	2006	2006	0	0	0 19.00	81.00

1 SINGLE FAM 100% - 2020Heated Area: 1944HX Base Yr 2020

Diagram showing lot dimensions and area calculations. The lot is divided into several sections labeled BAS, FOP, and FUP. Dimensions are provided for each section and the overall lot.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023MLU

TOTAL OB/XF									
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