



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	60,800
BAS	1,165	100		1,165	90,810
FCP	231	25		58	4,521
FOP	64	30		19	1,481

TOTALS	2,240			2,022	157,611
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,022	111.0340	119.92	242,478	1965	1965		0	0	35.00 65.00

1 SINGLE FAM - 100% - 0 Heated Area: 1945 HX Base Yr

1038 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,611
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		171,973
SOH/AGL Deduction		91,361
ASSESSED VALUE		80,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,890
TOTAL JUST VALUE		272,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045662	Roof Replacement	6,100	10/11/2022
17394	POOL	145	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/2591	9/11/2009	QC	U	I	11	100

GRANTOR: MARCEL & LARRY KEEN T
GRANTEE: SHEROD S & MARCEL C

1180/2588	9/11/2009	QC	U	I	11	100
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GRANTOR: MARCEL & LARRY KEEN T
GRANTEE: SHEROD S & MARCEL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E25 FOP= S4 E16N4 W16 E16 FCP= S4 E11 N21 W11 S17 N17 E11 N9 BAS= N30W26 S30 E26 W26 S.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	100	0	0	3	100	500	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

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	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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	275.00	275.00	3,162							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,500							