

BEG SW COR, RUN N 1700.17 FT TO R/W CR-245, RUN SE ALONG R/W 193 S LINE OF SEC, RUN W 909.81 FT T

BOATRIGHT ADAM/BOATRIGHT CHRISTINE 10086 SE CR-245 LAKE CITY, FL 32025-2762

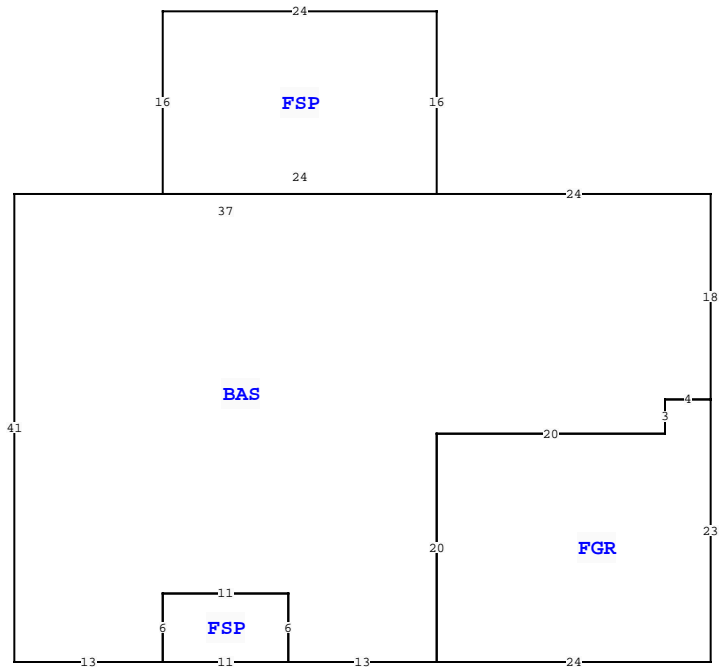
2026

13-5S-17-09227-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 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	1.100	
Architectual Units	05	CONV 100	0 100
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,943	100	
FGR	492	55	
FSP	66	40	
FSP	384	40	
TOTALS	2,885		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2016									
				Heated Area: 1943				HX Base Yr 2016				



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		206,638	
TOTAL MARKET OB/XF VALUE		30,804	
TOTAL LAND VALUE - MARKET		98,775	
TOTAL MARKET VALUE		336,217	
SOH/AGL Deduction		111,791	
ASSESSED VALUE		224,426	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		173,704	
TOTAL JUST VALUE		336,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,127	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28323	M H	375	01/19/2010
19183	M H	125	02/04/2002
14522	M H	125	09/16/1998
10313	SFR	350	10/12/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0969	9/11/2015	WD Q	Q	I	01	215,000

GRANTOR: BARBARA A CLOUD (UNMA)
 GRANTEE: ADAM & CHRISTINE BO
 0751/0267 9/24/1991 WD Q V 01 109
 GRANTOR: JUDITH I HARGROVE
 GRANTEE: JOHN E & BARBARA A

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	0020	BARN,FR	0	100	40	40	1.00	UT 0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	100	0	0	952.00	UT 1.50	1.50	100	1996	1996	3	100	1,428	
3	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0210	GARAGE U	0	100	22	24	528.00	UT 24.00	24.00	100	2014	2014	3	100	12,672	
5	9946	Well	0	0	0	0	1.00	UT 4,000.00	4,000.00	100			3	100	4,000	
6	0040	BARN,POLE	0	100	67	39	2,613.00	UT 2.50	2.50	60	2014	2014	3	60	3,920	
7	0040	BARN,POLE	0	100	29	33	957.00	UT 4.50	4.50	60	2014	2014	3	60	2,584	

LAND DESCRIPTION													TOTAL OB/XF												
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	7,500.00	7,500.00	7,500								
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.17	AC		1.00	1.00	1.00	7,500.00	7,500.00	76,275								
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500								
4	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500								