

LOTS 5 & 6 BLOCK 3 DOUBLE RUN S/
(THIS PORTION OF DOUBLE RUN BEIN
OF LOT 48, PINE NEEDLES ESTATES)

255 KACHEV ESTATES LLC
295 NW COMMONS LP, STE 115-163
LAKE CITY, FL 32055

2026

20-3S-17-05307-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	ALM SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 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			07
NEIGHBORHOOD/LOC	20317.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	914	100		914	67,888
FOP	150	30		45	3,342
USP	133	35		47	3,491
TOTALS	1,197			1,006	74,721

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,006	102.0240	114.27	114,956	1920	1920	0	0	0	35.00	65.00	

1 SINGLE FAM

0% - 2025

Heated Area: 914

HX Base Yr

USP

7

19

7

19

8

7

6

26

23

10

10

15

10

15

BAS

FOP

BLD DATE

IGL DATE