

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2024	2,076	269,202
FGR	400	55	2024	220	28,528
FOP	156	30	2024	47	6,095
FOP	216	30	2024	65	8,429

TOTALS 2,848 2,408 312,254

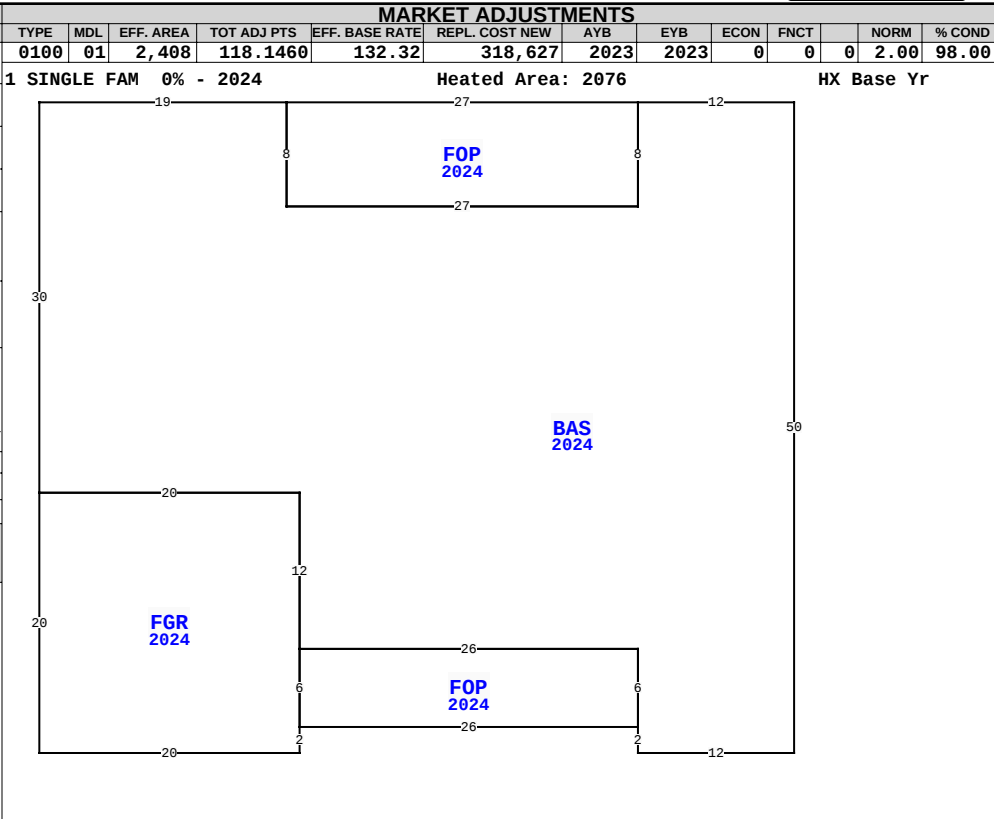
EXTRA FEATURES

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT 2,200.00	2,200.00	100	2025	2024	100	2,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

REVIEW DATE 04/08/2025 BY KS



285 SW PINEHURST DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,408	118.1460	132.32	318,627	2023	2023	0	0	2.00	98.00

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,254
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		340,954
SOH/AGL Deduction		0
ASSESSED VALUE		340,954
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		340,954
TOTAL JUST VALUE		340,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045597	New Residential C	320,650	10/03/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1502/2692	11/09/2023	WD	Q	I	01
GRANTOR: ADAMS HOMES OF NORTHW					SALE PRICE
GRANTEE: GRAHAM LARRY					
1449/1382	10/07/2021	WD	Q	V	05
GRANTOR: ALEX & BLONDINA STEVE					99,000
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S30 E20 S12 E26 S6 S2 E12 N50 W12 S8 W27 N8 W19 \$
FOP=[YR=2024;ORIG=89,10] S8 E27 N8 W27 \$
FGR=[YR=2024;ORIG=70,40] S20 E20 N2 N6 N12 W20 \$
FOP=[YR=2024;ORIG=90,52] S6 E26 N6 W26 \$

TOTAL OB/XF 2,200