

LOT 8 LAKE JEFFERY PHASE 1.
784-153, 824-865, 845-744, 865 -

PETSCHE MARK W
341 NW AUBURN PL
LAKE CITY, FL 32055

2026

23-3S-16-02272-009



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 90			
Exterior Wall	21	STONE 10			
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		2.5 100			
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	23316.020		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,505	100		2,505	232,208
FCP	256	25		64	5,933
FGR	525	55		289	26,790
FOP	144	30		43	3,986
FSP	538	40		215	19,930
FST	80	55		44	4,079
TOTALS	4,048			3,160	292,925

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,160	121.5313	136.12	430,139	2003	2003	0	0	0 31.90	68.10
1 SINGLE FAM 0% - 2021 Heated Area: 2505 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/11/2023 MLU											

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
1	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2003	2003	3
2	0166	CONC, PAVMT	0	0	0	0	1,128.00	UT	2.00	2.00	100	2003	2003	3
3	0280	POOL R/CON	0	0	21	37	877.00	UT	70.00	70.00	100	2004	2004	3
4	0282	POOL ENCL	0	0	40	47	1,880.00	UT	15.00	15.00	100	2004	2004	3
5	0166	CONC, PAVMT	0	0	2	72	144.00	UT	2.00	2.00	30	2004	2004	3
6	0296	SHED METAL	0	0	12	20	240.00	UT	11.00	11.00	100	2009	2009	3
7	0070	CARPORT UF	0	0	12	30	360.00	UT	2.00	2.00	100	2009	2009	3
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
10	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3

LAND DESCRIPTION										TOTAL OB/XF					52,580			
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	LA VAL	
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00		
REVIEW DATE 05/16/2023 BY JB Total Acres: 2.30 Total Land Value: 28,000 Market: 0 Agricultural: 0																		