

**TODD FAMILY TRUST**  
207 NW PALMETTO BLVD  
LAKE CITY, FL 32055

# 2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG. 90  
21 STONE 10  
03 GABLE/HIP 100  
14 PREFIN MT 100  
05 DRYWALL 100  
14 CARPET 100  
03 CENTRAL 100  
04 AIR DUCTED 100  
  
3 100  
2.5 100  
01 NONE 100  
  
1. 1. 100  
05 CONV 100  
0 100  
03 03 100  
01 01 100

Quality

06 06

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA03

NEIGHBORHOOD/LOC

24316.0101.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

36

100

36

3,088

BAS

240

100

240

20,583

BAS

2,325

100

2,325

199,395

FOP

145

30

44

3,773

UDC

567

25

142

12,178

UDG

864

55

475

40,737

UOP

372

20

74

6,347

TOTALS

4,549

3,336

286,099

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

0180

FPLC 1STRY

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

1993

1993

3

100

2,000

2

0070

CARPORT UF

0 100

0

0

1.00

UT

0.00

0.00

100

2017

2017

3

100

500

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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

RSF-1

0.00

0.00

2.00

LT

1.00

1.00

1.00

24,000.00

24,000.00

48,000

REVIEW DATE

05/17/2023

BY

JB

Total Acres:

0.94

Total Land Value:

48,000

Market:

0

Agricultural:

0

Common:

48,000

PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM% COND

0100

01

3,336

117.8048

131.94

440,152

1979

1979

0

0

0

35.00

65.00

Heated Area:

2601

HX Base Yr

2022

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

286,099

TOTAL MARKET OB/XF VALUE

2,500

TOTAL LAND VALUE - MARKET

48,000

TOTAL MARKET VALUE

336,599

SOH/AGL Deduction

171,715

ASSESSED VALUE

164,884

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

114,162

TOTAL JUST VALUE

336,599

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

336,599

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE

1433/454

3/10/2021

WD

U

I

30

100

GRANTOR: TODD FRANK A III

GRANTEE: TODD FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W12 S20 E12 N20\$ S28 E20 S1 E6 FOP= S5 E29 N5 W29\$ E35 N13 BAS= E9 N4 W9 S4\$ N4 E24 N24 W24 UOP= W31 S12 E31 N12\$ S12 W31\$ PTR=N30 UDG= N32 UDC= N21 W27 S21 E27\$ W27 S32 E27\$ S30\$.