

COMM SW COR OF SW1/4 OF NE1/4,
RUN E 500.05 FT, N 884.02 FT,
E 5 FT, N 204.89 FT FOR POB,

BONDS CONCHETTA S
325 SW AUDREY WAY
LAKE CITY, FL 32024

2026

24-4S-16-03103-015



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 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		2 100			
Frame		N/A 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC		24416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100		1,422	133,340
FCP	240	25		60	5,626
FOP	90	30		27	2,532
FSP	144	40		58	5,439
FSP	180	40		72	6,752
FST	132	55		73	6,845
TOTALS	2,208			1,712	160,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,712	128.8000	144.26	246,973	1981	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2007				Heated Area: 1422				HX Base Yr 2007			
325 SW AUDREY WAY, LAKE CITY											
						BLD DATE				LGL DATE	04/03/2025
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

EXTRA FEATURES							325 SW AUDREY WAY, LAKE CITY				INC DATE				AG DATE			
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	1981	1981	3	100	2,000		
2	0120	CLFENCE 4	0	100	0	0	450.00	UT	6.50	6.50	75	2009	2009	3	75	2,194		
3	0031	BARN,MT AE	0	100	32	35	1,120.00	UT	11.00	11.00	75	2014	2014	3	75	9,240		
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400		