

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 50

Interior Floo

15

HARDTILE 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

01

NONE 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

24416.010

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,623

100

1,623

137,439

FGR

524

55

288

24,389

FOP

36

30

11

931

TOTALS

2,183

1,922

162,759

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

0 100

0

0

1,724.00

UT

2.50

2.50

100

1997

1997

3

100

4,310

2

0081

DECKING WI

0 100

0

0

491.00

UT

8.50

8.50

100

2009

2009

3

100

4,174

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-

1229.00

199.00

1.00

LT

1.00

1.00

1.00

35,000.00

35,000.00

35,000

REVIEW DATE

02/25/2025

BY

KS

Total Acres:

1.05

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,922

116.3250

130.28

250,398

1997

1997

0

0

0

35.00

65.00

1 SINGLE FAM

100% - 2017

Heated Area: 1623

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025

MLU

642 SW CHRIS TER, LAKE CITY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

162,759

TOTAL MARKET OB/XF VALUE

8,484

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

206,243

SOH/AGL Deduction

71,947

ASSESSED VALUE

134,296

TOTAL EXEMPTION VALUE

HX HB 13

134,296

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

206,243

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

206,243

SALE:2:1: SOLD TOO LOW,MKRT AT \$7000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000045170

Roof Replacement

20,000

08/15/2022

12656

SFR

270

06/13/1997

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1543/1364

6/24/2025

WD

U

I

11

100

GRANTOR: PASCHALL DONDALD N

GRANTEE: PASCHALL DONDALD N

1309/0005

1/29/2016

WD

Q

I

01

125,000

GRANTOR: SID D RUSSELL & CARRI

GRANTEE: DONALD N PASCHALL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N5 W11 S5 W28 S33 E13 N6 E3 FOP= S6 E6 N6 W6\$ E6 S2 E8 FGR= S25 E22 N23 W13N2 W9\$ E9 S2 E13 N31\$.