



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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	07	07
DOR CODE	0100SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC	26316.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100		1,838	156,494
FGR	525	55		289	24,606
FOP	76	30		23	1,958
FSP	250	40		100	8,514
FST	32	55		18	1,533

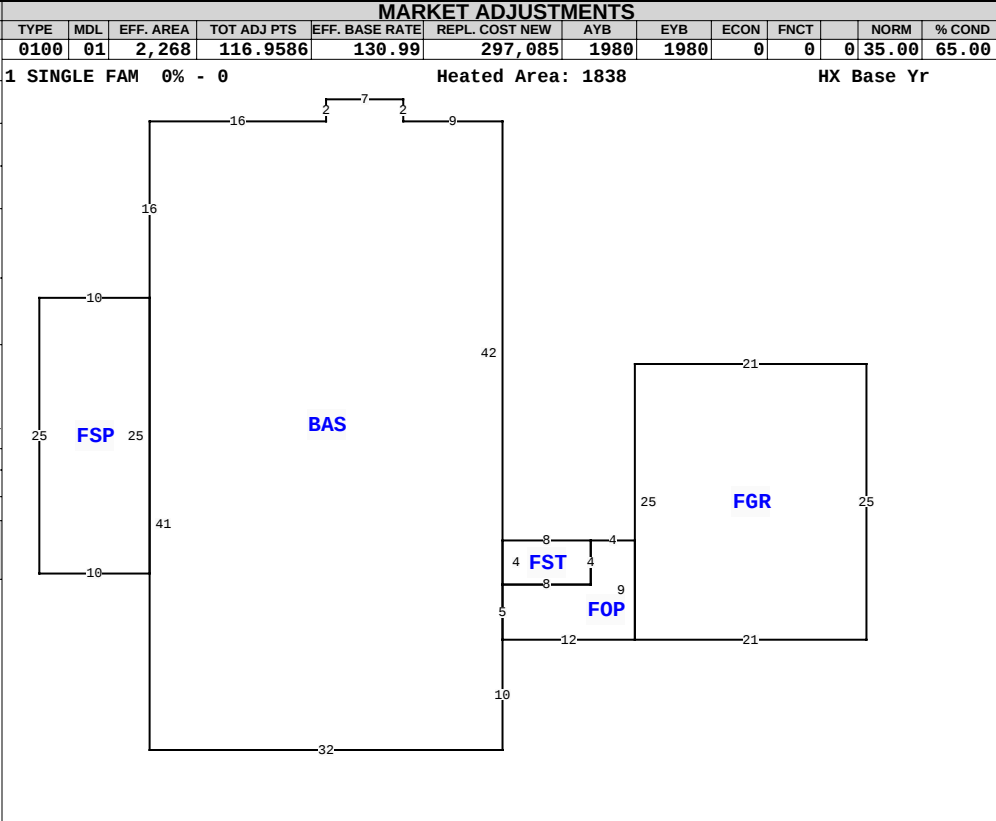
TOTALS	2,721			2,268	193,105
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EXTRA FEATURES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	0	16	66	1,056.00	UT	2.00	2.00	100	1993	1993	3	100	2,112	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							



116 NW EGRET LN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,105
TOTAL MARKET OB/XF VALUE	4,212
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	239,317
SOH/AGL Deduction	0
ASSESSED VALUE	239,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,317
TOTAL JUST VALUE	239,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/1289	10/26/2016	WD	U	I	30	163,000

GRANTOR: THOMAS EAGLE & ETAL						
GRANTEE: EGRET BIRD PROPERTI						
0891/0451	11/02/1999	WD	Q	I		107,000
GRANTOR: FENSTEMACHER						
GRANTEE: T EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N2 W7 S2 W16 S16 FSP= W10 S25 E10 N25\$ S41 E32 N 10
FOP= E12 FGR= E21 N25 W21 S25\$ N9 W4 S4 W8 S5\$ N5 FST= E8 N4 W8 S4\$ N42\$.