

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	28316.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	147,364
FGR	550	55		302	28,256
FOP	30	30		9	842
FOP	100	30		30	2,807
FOP	128	30		38	3,555

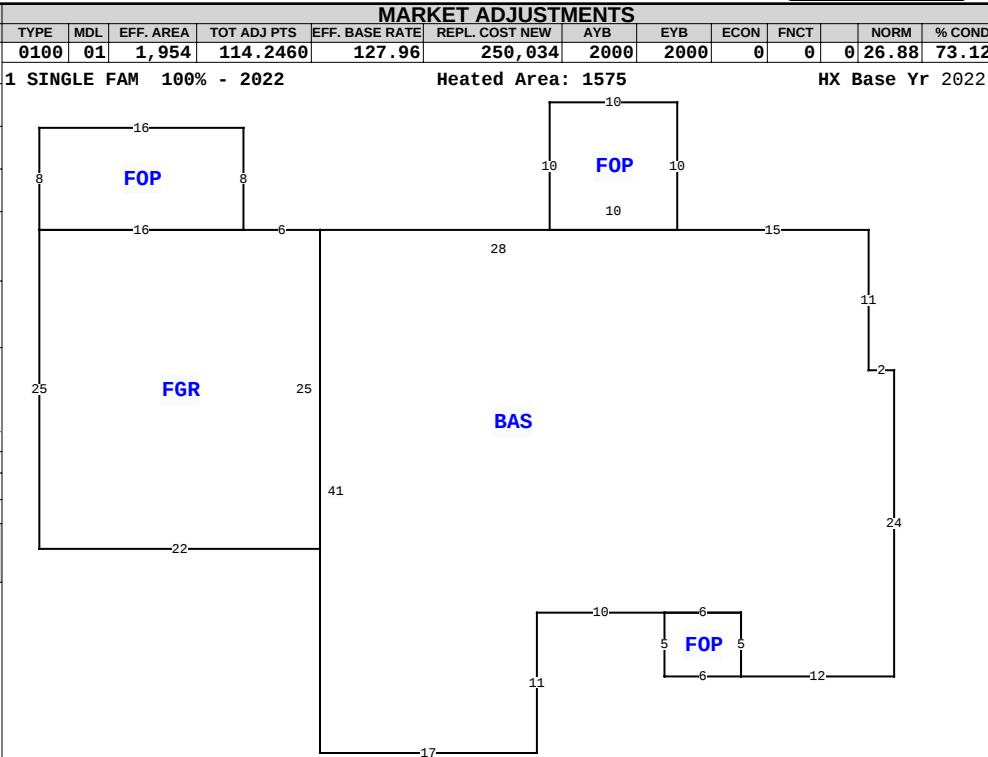
TOTALS	2,383			1,954	182,825
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EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		1,894.00	1.50	100	2000	2000	3	100	2,841	
3	0296	SHED METAL	0	100	16	23		368.00	12.00	100	2007	2007	3	100	4,416	
4	0060	CARPORT F	0	100	40	40		1,600.00	3.50	100	2017	2017	3	100	5,600	

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							



537 NW ZACK DR, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,954	114.2460	127.96	250,034	2000	2000	0	0	0	26.88	73.12
1 SINGLE FAM 100% - 2022					Heated Area: 1575					HX Base Yr 2022		

1 SINGLE FAM 100% - 2022

Heated Area: 1575

HX Base Yr 2022

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,825
TOTAL MARKET OB/XF VALUE	14,057
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	231,882
SOH/AGL Deduction	30,050
ASSESSED VALUE	201,832
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	151,110
TOTAL JUST VALUE	231,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042687	Roof Replacement	13,389	09/03/2021
16272	SFR	265	10/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/2597	7/28/2021	WD	Q	I	01	250,000

GRANTOR: SOLIZ PHILLIP N									
GRANTEE: RATCLIFFE EDWARD P									
0889/0752	9/30/1999	WD	Q	V				15,000	
GRANTOR: G BISHOP									
GRANTEE: SOLIZ									

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W10 S10 E10\$ W28 FGR= W6 FOP= N8 W16 S8E16\$ W16 S25 E22 N25\$ S41 E17 N11 E10 FOP= S5 E6 N5 W6\$ E6 S5 E12 N24 W2 N11\$.