

NW1/4 OF NW1/4 OF SE1/4, & THE N
W 30 FT OF NW1/4 OF NW1/4 OF SE1

DAVID LORA L/DAVID JAMES E
169 SW DUSK GLN
LAKE CITY, FL 32024

2026

28-4S-16-03231-010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 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			01
NEIGHBORHOOD/LOC	28416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	154,090
UGR	4,200	45	2025	1,890	161,794
TOTALS	6,000			3,690	315,883

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,690	116.8500	86.47	319,074	2024	2024	0	0	0	1.00	99.00
1 SFR/BARND0 0% - 2025 Heated Area: 1800 HX Base Yr												
UGR 2025 BAS 2025												
603 SW RALPH TER, LAKE CITY												