

COMM 470.02 FT N OF SW COR OF NW
E 504.94 FT, N 40 FT, E 46.2 FT
FT, S 117.06 FT TO R/W OF US-90,

379 PROPERTY GROUP LLC
6786 SW 44TH PL
LAKE BUTLER, FL 32054

2026

31-3S-17-06201-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	16	EPOXY STRP 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100

Quality	06 06
DOR CODE	1900
MAP NUM	
NEIGHBORHOOD/LOC	31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100		2,460	182,701
CAN	960	30		288	21,390
TOTALS	3,420			2,748	204,091

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	6,300.00	UT	1.60
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00
4	0140	CLFENCE	6	0	0	0	28.00	UT	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1900	C	PROF BLDG	0		*CG	100.00	154.00	15,280.00

REVIEW DATE 03/08/2016 BY CP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	04	2,748	123.9056	91.69	251,964	1973	2007	0	0	0	19.00	81.00
2 OFFICE LOW 0% - 0												
Heated Area: 2460 HX Base Yr												
CAN BAS												

1541 W US HIGHWAY 90 , LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/09/2024 MLU									

TOTAL OB/XF											11,846	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
*CG	100.00	154.00	15,280.00	SF		1.00	1.00	1.02	8.50	8.67	1	