

LOT 5 BLOCK 10 LAKE FOREST S/D U
& BEG SE COR OF LOT 5, BLK 10, L
RUN SW 40 FT, NW 80 FT, NE 44.72

PEELER HUNTER
781 SW ALAMO DR
LAKE CITY, FL 32025

2026

31-3S-17-07940-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
---------	--	----------	----

NEIGHBORHOOD/LOC	6417.0100	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100		2,029	189,440
FGR	506	55		278	25,956
FOP	30	30		9	840
FSP	342	40		137	12,791
FST	81	55		45	4,202
FST	84	55		46	4,295
FUS	270	100		270	25,209
TOTALS	3,342			2,814	262,732

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,800	
5	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
6	0294	SHED WOOD/	0	100	16	14	224.00	UT	14.00	14.00	100	2006	2006	3	100	3,136	
7	0166	CONC, PAVMT	0	100	20	44	880.00	UT	3.00	3.00	100	2006	2006	3	100	2,640	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE	09/28/2023	BY	ME	Total Acres:	0.45	Total Land Value:	18,500	Market:	0	Agricultural:	0	Common:	18,500	PRINTED 11/19/2025 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,814	128.2494	143.64	404,203	1975	1975	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024				Heated Area: 2299				HX Base Yr 2024				
18 15 FUS 15 18												
23 22 FGR 15 23 5 6 FST 6 5 9 9 FST 9 9 18 12 FSP 12 19 26 16 BAS 33 26 15 21 20 15												
BLD DATE								LGL DATE				