



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100		2,319	249,620
FGR	587	55		323	34,768
FOP	40	30		12	1,292
FSP	332	40		133	14,316

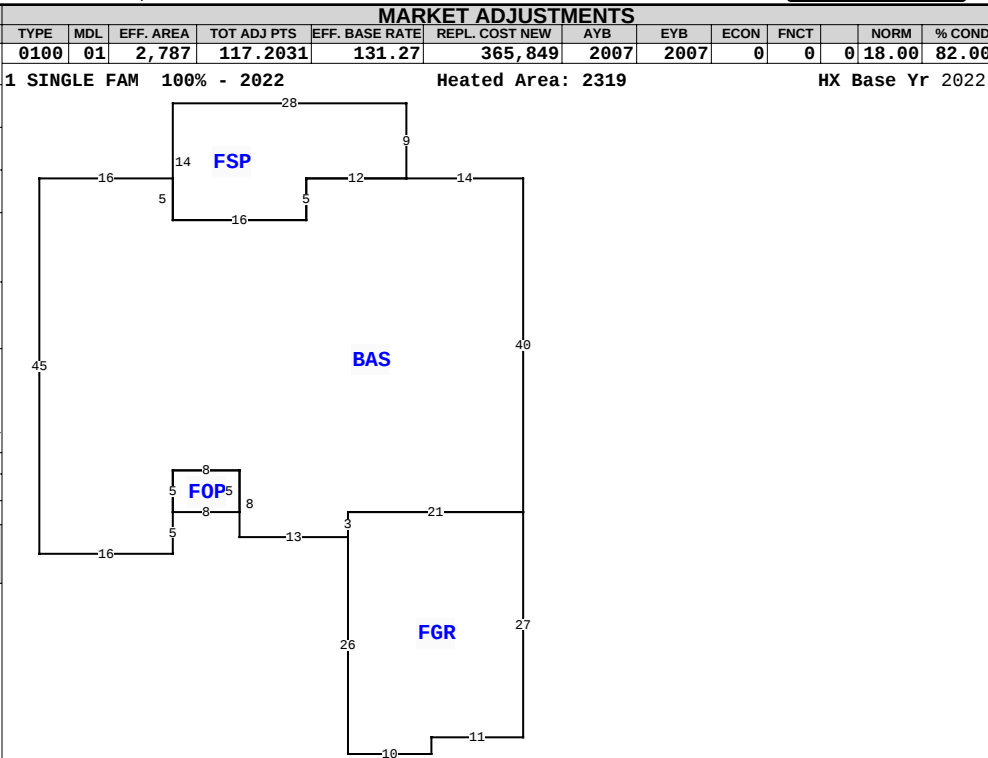
TOTALS 3,278 2,787 299,996

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	2,006.00	UT	3.00	3.00	100	2007	2007	3	100	6,018	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
3	0296	SHED METAL	0 100	10	18	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							



556 NW SAVANNAH CIR, 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	2,787	117.2031	131.27	365,849	2007	2007	0	0	0 18.00	82.00

1 SINGLE FAM 100% - 2022

Heated Area: 2319

HX Base Yr 2022

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		299,996
TOTAL MARKET OB/XF VALUE		11,018
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		346,014
SOH/AGL Deduction		34,403
ASSESSED VALUE		311,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,889
TOTAL JUST VALUE		346,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3641	SFR	852	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1971	9/14/2021	WD	Q	I	01	325,000

GRANTOR: MOORE JAMES

GRANTEE: ADKINS JOSEPH N

1118/2373 5/08/2007 WD Q I 299,900

GRANTOR: ERKINGER HOME BUILDER

GRANTEE: JAMES MOORE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N9 W28 S14 E16 N5 E12\$ W12 S5 W16 N5 W16 S45 E16 N5FOP= E8 N5 W8 S5\$ N5 E8 S8 E13 FGR= S26 E10 N2 E11 N27 W21 S3\$ N3 E21 N40\$.