

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

32

HARDIE BRD 70

Exterior Wall

19

COMMON BRK 30

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LAM/VNLPLK 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

02

WOOD FRAME 100

Stories

1.

1. 100

Architectual

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

2,122

100

2,122

236,678

BAS

184

100

2024

184

20,523

FGR

534

55

294

32,792

FOP

126

30

38

4,238

FOP

240

30

2024

72

8,030

FSP

184

40

2024

74

8,254

TOTALS

3,390

2,784

310,515

EXTRA FEATURES

4073 NW RIVER SEBASTIAN LN, LAKE CITY

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

0180

FPLC 1STRY

0100

0

0

1.00

UT

2,000.00

2,000.00

100

2008

2008

3

100

2,000

2

0166

CONC, PAVMT

0100

0

0

1,631.00

UT

3.00

3.00

100

2008

2008

3

100

4,893

3

0263

PRCH, USP

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2024

2023

3

100

3,500

4

0169

FENCE/WOOD

0100

0

0

1.00

UT

3,400.00

3,400.00

100

2024

2023

100

3,400

5

0294

SHED WOOD/

0100

0

0

1.00

UT

2,200.00

2,200.00

100

2024

2023

100

2,200

LAND DESCRIPTION

TOTAL OB/XF

15,993

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

REVIEW DATE

11/13/2025

BY

TP

Total Acres:

0.50

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

PRINTED 11/17/2025 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

2,784

119.9814

134.38

374,114

2008

2008

0

0

17.00

83.00

Heated Area: 2306

HX Base Yr 2021

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

310,515

TOTAL MARKET OB/XF VALUE

15,993

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

361,508

SOH/AGL Deduction

82,512

ASSESSED VALUE

278,996

TOTAL EXEMPTION VALUE

VP HX HB VX

189,686

BASE TAXABLE VALUE

89,310

TOTAL JUST VALUE

361,508

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

365,249

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1549/2161

9/17/2025

WD Q

I

01

415,000

GRANTOR: PETERSON FREDDIE R

GRANTEE: KHACHIGAN STEVEN GL

1476/2194

9/19/2022

LE U

I

14

100

GRANTOR: PETERSON FREDDIE R

GRANTEE: PETERSON FREDDIE R

BUILDING NOTES

BAS=[ORIG=0,0] W22 S27 E22 S12 E18 S13 E15 N12 E10 N17 W8 N15 W20 U4L4 N4 W2 U2L2 W5 D2L2 \$

FGR=[ORIG=-22,27] S23 E8 S2 E14 N25 W22 \$

FOP=[YR=2024;ORIG=19,-15] E16 S15 W16 N15 \$

BAS=[YR=2024;ORIG=43,0] S23 W8 N23 E8 \$

FSP=[YR=2024;ORIG=35,0] W24 S4 D4R4 E20 N8 \$

FOP=[ORIG=0,39] S7 E18 N7 W18 \$