

LOT 6 KING'S WOOD S/D.
ORB 781-1073, 921-1292,
PROB#02-167 962-798 THRU 809.

HAYES TERRY
183 SW CANTERBURY CT
LAKE CITY, FL 32024

2026

35-4S-16-03292-006



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100			
		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	35416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	18,287
BAS	1,368	100		1,368	148,904
FGR	294	55		162	17,633
FOP	35	30		10	1,088
TOTALS	1,865			1,708	185,912

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,708	129.5800	145.13	247,882	1994	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2012				Heated Area: 1536				HX Base Yr 2012			
14 12 12 14 31 26 24 24 31 26 21 14 14 21 7 5 5 7 BAS BAS FOP FGR											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		04/07/2025 MLU	
				INC DATE				AG DATE			

EXTRA FEATURES							183 SW CANTERBURY CT, LAKE CITY				INC DATE						AG DATE	
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	642.00	UT	2.00	2.00	100	1993	1993	3	100	1,284		
2	0294	SHED WOOD/	0	100	0	0	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800		
3	0031	BARN, MT AE	0	100	26	40	1,040.00	UT	15.00	15.00	100	2008	2008	3	100	15,600		
4	0166	CONC, PAVMT	0	100	16	46	736.00	UT	3.00	3.00	100	2008	2008	3	100	2,208		
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400		
6	0252	LEAN -TO W/	0	100	12	20	240.00	UT	2.50	2.50	50	2008	2008	3	50	300		
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200		