

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	10	TERRAZZO	30
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
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,865	100	
FOP	100	30	
TOTALS	1,965		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017	107.26	203,258	1963	1963	0	0	35.00	65.00

  

Heated Area: 1865 HX Base Yr 2017

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		132,118
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		16,575
TOTAL MARKET VALUE		149,643
SOH/AGL Deduction		66,815
ASSESSED VALUE		82,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,417
TOTAL JUST VALUE		149,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,118

SALE:3:1: LOT 7, BLK 1, FOREST HILLS  
SALE:2:1: LOT 7 BLK 1 FOREST HILLS UNIT 1  
SALE:1:1: LOT 7 BLOCK 1 FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
337	MAINT/ALTR	50	08/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/2573	5/16/2011	WD	U	I	11	100

GRANTOR: GEORGE H MCCOLSKEY  
GRANTEE: GEORGE H MCCOLSKEY  
0796/0930 10/04/1994 WD Q I 58,000  
GRANTOR: JOH & JANET CREEL  
GRANTEE: GEORGE H MCCOLSKEY

EXTRA FEATURES		224 SE PINE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0120	CLFENCE 4	0.00
3	0296	SHED METAL	5.00
4	0070	CARPORT UF	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/19/2026		MLU

  

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
4	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N10 W21 S10 W16 N5 W21 S36 E21 N4 FOP= E25 N4 W25 S4\$ N4 E25 S4 E12 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 950																						
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	285.00	130.00	11,050.00	SF		1.00	1.00	1.00	1.50	1.50	16,575							