

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,435	112.1120	125.57	180,193	1960	1970	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,125
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		15,600
TOTAL MARKET VALUE		133,275
SOH/AGL Deduction		219
ASSESSED VALUE		133,056
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		133,056
TOTAL JUST VALUE		133,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,075

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	99,250
FOP	135	30		40	3,265
FSP	294	40		118	9,631
UST	135	45		61	4,979
TOTALS	1,780			1,435	117,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
380	ADDN SFR	50	08/29/2013
187	ADDN SFR	50	06/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/589	10/27/2023	LE U	I	I	14	100
GRANTOR: EADIE DEBORAH N FKA D						
GRANTEE: EADIE DEBORAH N (EN						
1439/2103	6/10/2021	LE U	I	I	14	100
GRANTOR: COX DEBORAH N						
GRANTEE: COX CHRISTOPHER C S						

264 SE PINE DR, LAKE CITY
BLD DATE: LGL DATE: 05/19/2026 MLU
XF DATE: LAND DATE:
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W28 S34 E19 N9 FOP= E27N5 W27 S5\$ N5 E27 UST= S5 E9 N15 W9 S10\$ N10 E3 N10 FSP= N14 W21 S14 E21 \$ W21\$.

LAND DESCRIPTION		TOTAL OB/XF															550							
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	0		*RSF-	280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.50	1.50	15,600							