

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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	13	LAM/VNLPLK	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	860317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100		1,151	122,949
FCP	231	25		58	6,195
FOP	32	30		10	1,068
UST	55	45		25	2,671
TOTALS	1,469			1,244	132,884

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,244	115.3280	131.47	163,549	1955	2010	0	0	18.75	81.25	

2 SINGLE FAM 0% - 2022 Heated Area: 1151 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			132,884
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			7,880
TOTAL MARKET VALUE			144,864
SOH/AGL Deduction			0
ASSESSED VALUE			144,864
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,864
TOTAL JUST VALUE			144,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046352	Remodel	6,000	01/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/435	7/22/2021	WD	Q	I	01	125,000
GRANTOR: JOHNDROW SCOTT HAROLD						
GRANTEE: PIERCE TERESA NICOL						
1348/1862	11/17/2017	WD	Q	I	01	60,000
GRANTOR: SOR PROPERTIES LLC						
GRANTEE: SCOTT HAROLD JOHNDR						

EXTRA FEATURES		216 SE NASSAU ST, 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	0166	CONC,PAVMT	0 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 4,000
2	0120	CLFENCE	4 0 0 0 1.00 UT 0.00 0.00 100 2011 2011 3 100 100

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 N9 W18 S32 E18 FOP= S4 E8 N4 W8\$ E25 N6 FCP= E11 N21 UST= N5 W11 S5 E11\$ W11 S21\$ N17\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,100																						
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		00	0.00	0.00	8,295.00	SF		1.00	1.00	1.00	0.95	0.95	7,880							