

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	980	85.2800	95.51	93,600	1952	1952	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 888 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		60,840
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		12,375
TOTAL MARKET VALUE		73,215
SOH/AGL Deduction		0
ASSESSED VALUE		73,215
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		73,215
TOTAL JUST VALUE		73,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1467/2497	5/25/2022	WD Q	Q	I	01	85,000
GRANTOR: HUDSON W KEITH						
GRANTEE: SEBANDFI # 2 LLC						
1317/0767	6/08/2016	CT U	I	18		23,400
GRANTOR: CLERK OF COURT (HUNTE)						
GRANTEE: KEITH W HUDSON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	55,128
FOP	160	30		48	2,980
FST	80	55		44	2,731
TOTALS	1,128			980	60,840

674 SE HUGO 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

BLD DATE		LGL DATE	
		05/12/2026	MLU

BLD DATE		LGL DATE	

LAND DESCRIPTION																								
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-1	50.00	165.00	8,250.00	SF		1.00	1.00	1.00	1.50	1.50	12,375							