

THE N 400 FT OF NW1/4 OF NW1/4 O
LYING E OF CR-131 EX RD.

TERRELL DAVID C
1445 NW FALLING CREEK RD
LAKE CITY, FL 32055

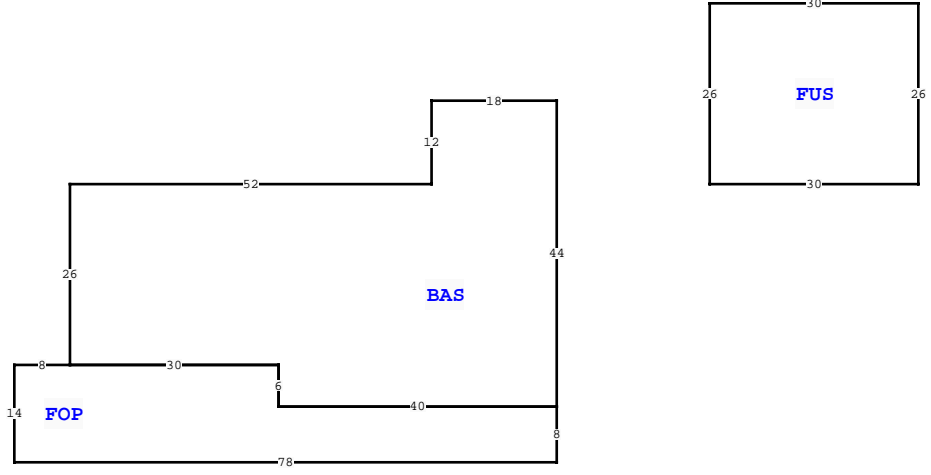
2026

01-3S-16-01901-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,276	100	
FOP	852	30	
FUS	780	100	
TOTALS	3,908		

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%	- 2011								
					Heated Area: 3056					HX Base Yr 2011	



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			197,153
TOTAL MARKET OB/XF VALUE			8,057
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			227,710
SOH/AGL Deduction			83,004
ASSESSED VALUE			144,706
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,295
TOTAL JUST VALUE			227,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053792	Roof Replacement	7,966	08/06/2025
5221	REMODEL	45,000	08/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1796	7/01/2011	QC	U	I	11	100
GRANTOR: JENNIFER JUANITA TERR						
GRANTEE: DAVID C TERRELL						
1174/2172	4/21/2009	WD	U	I	12	114,900
GRANTOR: WELLS FARGO BANK NA A						
GRANTEE: DAVID C TERRELL						

EXTRA FEATURES																
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	0294	SHED WOOD/	0	100	9	15	UT	7.50	7.50	70	1993	1993	3	70	709	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	75	1993	1993	3	75	7,148	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	200	
TOTALS															8,057	

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	100		A-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,500							