

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	MINIMUM 100	Exterior Wall	
03	GABLE/HIP 100	Roof Structur	
12	MODULAR MT 100	Roof Cover	
01	MINIMUM 100	Interior Wall	
02	MIN PLYWD 100	Interior Floo	
02	WINDOW 100	Air Condition	
02	CONVECTION 100	Heating Type	
	2 100	Bedrooms	
	1 100	Bathrooms	
	N/A 100	Frame	
1.	1. 100	Stories	
05	CONV 100	Architectual	
	0 100	Units	
01	01 100	Condition Adj	
01	01	Quality	
0100	SINGLE FAMILY		
DOR CODE		0100	
MAP NUM		MKT AREA 03	
NEIGHBORHOOD/LOC		1316.0300 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
TOTALS	1,064		28,526

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,064	34.2000	38.30	40,751	2013	2013	0	0	30.00	70.00
3 SINGLE FAM 100% - 2016 Heated Area: 1064 HX Base Yr 2016											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
454 NW NYE HUNTER DR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/07/2026		MLU			

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		28,526
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		49,426
SOH/AGL Deduction		14,514
ASSESSED VALUE		34,912
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		9,912
TOTAL JUST VALUE		49,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/2776	1/08/2025	QC	U	I	11	100
GRANTOR: LASHLEY JOE						
GRANTEE: LASHLEY JOE						
1260/1841	8/29/2013	QC	U	I	11	100
GRANTOR: DAVID LASHLEY						
GRANTEE: JOE & KERI LASHLEY						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
TOTALS		1,064	28,526

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,900																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W38 S28 E38 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MH	82.00	375.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	12,000.00	12,000.00	12,000							