

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	18 CEMENT BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	3417.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	115,385
FOP	64	30		19	1,827
FST	120	55		66	6,346
TOTALS	1,384			1,285	123,558

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,285	132.0800	147.93	190,090	1964	1964	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1200 HX Base Yr

529 SE OLUSTEE AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,558
TOTAL MARKET OB/XF VALUE		1,575
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		143,633
SOH/AGL Deduction		0
ASSESSED VALUE		143,633
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		143,633
TOTAL JUST VALUE		143,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1450	5/24/2022	WD Q	Q	I	01	135,000
GRANTOR: PORTER WILLIAM RUSS						
GRANTEE: B & G RENTAL PROPER						
1367/1384	8/21/2018	WD U	U	I	37	38,000
GRANTOR: LLOYD D ADAMS						
GRANTEE: WILLIAM RUSS PORTER						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W48 S28 E30 FOP= E8 N8 W8 S8\$ N8 E18 FST= E6 N20 W6 S20\$ N20\$.

LAND DESCRIPTION												TOTAL OB/XF												
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-2	75.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							