

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	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
1	SINGLE FAM	0% - 0									

Heated Area: 1237 HX Base Yr

1395 SE LOQUAT WAY, LAKE CITY

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	5417.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100		1,237	87,352
FOP	30	30		9	636
FST	55	55		30	2,118
TOTALS	1,322			1,276	90,106

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	0120	CLFENCE	4	0	0	0	0	1.00	500.00	50	2003	2003	3	50	250	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		90,106
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		109,106
SOH/AGL Deduction		0
ASSESSED VALUE		109,106
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		109,106
TOTAL JUST VALUE		109,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1353	1/30/2026	WD	Q	I	01	60,000
GRANTOR: ALAKAY LLC						
GRANTEE: TURKEY CREEK PHASE						
1283/2522	10/29/2014	WD	Q	I	01	118,800
GRANTOR: GLENN J HUNTER LLC						
GRANTEE: ALAKAY LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W23 N6 W10 S6 W10 FST= W11 S5 E11 N5\$ S5 W11 S18 E11
FOP=	S2 E10 N3 W10 S1\$ N1 E10S1 E33 N23\$.

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-	280.00	150.00	12,000.00	SF		1.00	1.00	1.25	1.25	1.56	18,750							