

LOT 30 THE HUNT PLACE S/D.  
ORB 451-122, 599-097, 841-345,  
QCD 1150-86,

NETTLES LAURA REISSENER CROFT  
499 SW SEVILLE PL  
LAKE CITY, FL 32024

**2026**

08-5S-16-03490-030  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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
1	SINGLE FAM	100%	1998								

Heated Area: 1286 HX Base Yr 1998

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,866
TOTAL MARKET OB/XF VALUE		42,897
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		249,893
SOH/AGL Deduction		100,896
ASSESSED VALUE		148,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,586
TOTAL JUST VALUE		249,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,909

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100		1,286	128,388
FCP	308	25		77	7,687
FOP	78	30		23	2,296
FOP	117	30		35	3,494
<b>TOTALS</b>	<b>1,789</b>			<b>1,421</b>	<b>141,866</b>

443 SW SEVILLE PL, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043260	Roof Replacement	12,300	11/29/2021
000042312	Electrical Servic	0	07/13/2021
33316	M H	325	08/26/2015
12719	SFR	220	07/01/1997
11847	M H	125	11/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0086	5/05/2008	QC	Q	I	01	100
GRANTOR: LAURA JO REISSENER, AK						
GRANTEE: LAURA REISSENER CRO						
0841/0345	6/10/1997	WD	Q	V		17,000
GRANTOR: LENVIL DICKS						
GRANTEE: CORBETT						

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	100	0	0	391.00	UT	1.50	1.50	100	1997	1997	3	100	587	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	50	1997	1997	3	50	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2006	2006	3	51	18,278	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
10	0040	BARN, POLE	0	100	0	0	1.00	UT	13,392.00	13,392.00	100	2022	2021		100	13,392	

BLD DATE		LGL DATE	

LAND DATE		AG DATE	
05/06/2026	MLU		

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							