



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,369	115.8300	129.73	307,330	1980	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1625 HX Base Yr 2017

Quality 05 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 06
NEIGHBORHOOD/LOC 9417.0800 1.00/
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS	1,625	100		1,625	147,568
FCP	960	25		240	21,795
FGR	588	55		323	29,332
FOP	30	30		9	818
FOP	420	30		126	11,442
FSP	114	40		46	4,178

TOTALS 3,737 2,369 215,131

276 SE WOODHAVEN ST, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,131
TOTAL MARKET OB/XF VALUE		17,828
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		251,459
SOH/AGL Deduction		150,698
ASSESSED VALUE		100,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,350
TOTAL JUST VALUE		251,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0281	5/17/2016	WD Q	Q	I	01	160,000
GRANTOR: JAMES E & KATHLEEN R						
GRANTEE: JEFFRY S & ELAINE M						
1043/2006	4/15/2005	WD Q	Q	I		189,000
GRANTOR: WILLIAM LARRY HORTON						
GRANTEE: JAMES E & KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W24 FSP= W19 S6 E19 N6\$S6 W19 N6 W12 S5 FGR= W21S28 E21 N28\$ S24 E26 FOP= S6 E5 N6 W5\$ E5 S6 E24 N35\$ PTR=N30 FOP= N20 W21 S20 E21\$ S30 PTR=E40 FCP= E40 N24 W40 S24\$ W40\$.	

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	100	24	93	1.00	UT	0.00	0.00	100	0	0	3	100	1,116	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0252	LEAN-TO W/	0	100	12	24	1.00	UT	0.00	0.00	100	2004	2004	3	100	576	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							