

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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 Units	05	CONV	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	11416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,819	100	
FGR	462	55	
FOP	120	30	
FOP	168	30	
UDG	672	55	
TOTALS	3,241		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026	136.07	344,121	1998	1998	0	0	27.00	73.00	
Heated Area: 1819 HX Base Yr												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,208
TOTAL MARKET OB/XF VALUE		2,331
TOTAL LAND VALUE - MARKET		36,750
TOTAL MARKET VALUE		290,289
SOH/AGL Deduction		0
ASSESSED VALUE		290,289
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		290,289
TOTAL JUST VALUE		290,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053805	Roof Replacement	5,831	08/11/2025
000041565	Roof Replacement	12,370	03/22/2021
13397	SFR	255	12/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/448	12/02/2025	WD	Q	I	01	350,000
GRANTOR: ALFORD LEWIS A						
GRANTEE: BOGGESS FAMILY LIVI						
1322/1134	9/16/2016	WD	Q	I	01	174,900
GRANTOR: DENNIS W DANCE						
GRANTEE: LEWIS A & MELISSA L						

EXTRA FEATURES		240 SW HUNTINGTON GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		MLU

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	1,554.00	UT	1.50	1.50	100	1998	1998	3	100	2,331	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 FOP= N14 W12 S14 E12\$ W12 N14 W16 S14 W16 S29 E18 FOP= S6 E20 N6 W20\$ E37 N8 FGR= E22 N21 W22 S21 \$ N21\$ PTR= N30 UDG= N24 W28 S24 E28\$ S30\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	35,000.00	36,750.00	36,750							