

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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% - 0									

Heated Area: 1734 HX Base Yr

TOTALS 2,239 2,025 154,409

233 SE ANASTASIA ST, LAKE CITY

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	132,220
FOP	25	30		8	610
FST	100	55		55	4,194
UEP	380	60		228	17,386

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026	MLU	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,409
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		178,409
SOH/AGL Deduction		82,064
ASSESSED VALUE		96,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,934
TOTAL JUST VALUE		178,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/982	8/23/2022	LE	U	I	14	100

GRANTOR: SHEEHAN SUSAN L
GRANTEE: SHEENHAN JOHN THOMA
1042/2840 3/21/2005 QC Q I 01 100
GRANTOR: BRUCE W SHEEHAN
GRANTEE: SUSAN L SHEEHAN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W17 FST= N20 W5 S20 E5\$W5 UEP= N20 W19 S20 E19\$ W34 S29 E17 S5 E22 FOP= E5 N5 W5 S5\$ N5 E17 N29\$.