

LOT 1 BLOCK C MILL CREEK S/D.
816-708, WD 1046-2105, WD 1079-1

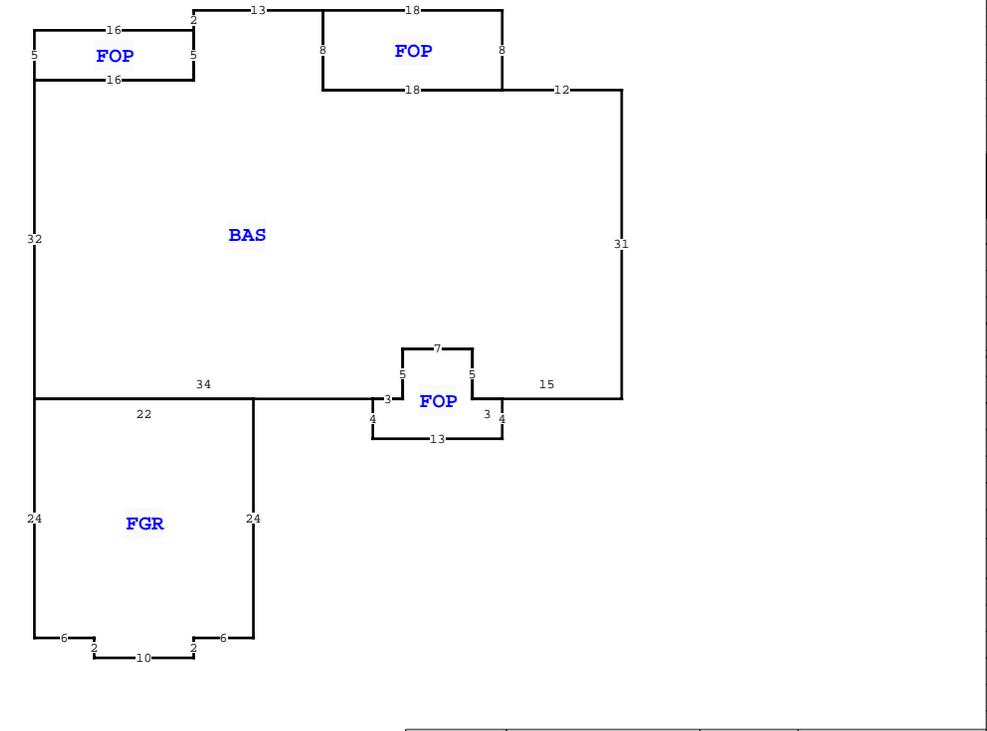
CHESHIRE ISAAC N
117 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-121
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 1914										HX Base Yr 2019	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	198,805
FGR	548	55		301	31,265
FOP	80	30		24	2,493
FOP	87	30		26	2,700
FOP	144	30		43	4,466
TOTALS	2,773			2,308	239,730

117 SE MILL CREEK CT, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 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	100	0	0		2.50	100	2006	2006	3	100	3,760	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,730
TOTAL MARKET OB/XF VALUE		3,760
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		265,990
SOH/AGL Deduction		70,692
ASSESSED VALUE		195,298
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,887
TOTAL JUST VALUE		265,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047586	Roof Replacement	14,000	07/03/2023
23434	SFR	577	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0372	7/18/2018	WD Q	Q	I	01	193,000
GRANTOR: KAYLA L GLOVER						
GRANTEE: ISAAC N CHESHIRE						
1333/1055	3/23/2017	WD Q	Q	I	01	176,500
GRANTOR: JUSTIN Q & JESSICA L						
GRANTEE: KAYLA L GLOVER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 FOP= N8 W18 S8 E18\$ W18 N8 W13 S2 FOP= W16 S5 E16
N5\$ S5 W16 S32 FGR= S24 E6 S2 E10 N2 E6 N24 W22\$ E34 FOP= S4
E13 N4 W3 N5 W7 S5 W3\$ E3 N5 E7 S5 E15 N31\$.