

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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%	- 2026		480,264	2025	2025	0	0	0.00	100.00

Heated Area: 3048 HX Base Yr 2026

Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100	2026	2,578	342,590
FGR	695	55	2026	382	50,764
FOP	186	30	2026	56	7,442
FOP	360	30	2026	108	14,352
FUS	470	100	2026	470	62,458
UAT	204	10	2026	20	2,658
TOTALS	4,493			3,614	480,264

EXTRA FEATURES

223 NW WHITTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	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		5.00	100	2026	2025		100	7,500	

TOTAL OB/XF 7,500

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

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VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	480,264
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	542,764
SOH/AGL Deduction	82,999
ASSESSED VALUE	459,765
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	408,354
TOTAL JUST VALUE	542,764
NCON VALUE	487,764
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050326	New Residential C	500,000	07/11/2024
000049924	Right-of-Way Acce		05/23/2024

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1935	3/31/2022	WD	Q	V	01	65,000

GRANTOR	GRANTEE	DATE	TYPE	Q	V	RSN	CD	SALE PRICE
GRANTOR: SANTOS BENJAMIN M	GRANTEE: LAY WILLIS BRYCE	1172/2129	5/05/2009	WD	Q	V	01	49,900
GRANTOR: HIGHPOINT FARMS LLC	GRANTEE: BENJAMIN M SANTOS							

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=80,10] W25 S20 W15 S8 W18 N8 W12 S7 W6 S26 E6 S7 E1 E32 N7 E12 N19 E25 N34 \$	
FGR=[YR=2026;ORIG=80,44] W25 S26 E5 S3 E15 N3 E5 N26 \$	
FUS=[YR=2026;ORIG=-10,20] W14 S30 E14 N6 E5 N10 W5 N14 \$	
FOP=[YR=2026;ORIG=22,18] E18 S20 W18 N20 \$	
FOP=[YR=2026;ORIG=11,70] E31 S6 W31 N6 \$	
UAT=[YR=2026;ORIG=-41,20] E17 S12 W17 N12 \$	