

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		471,844	2025	2025	0	0	0.00	100.00

Heated Area: 3048 HX Base Yr 2026

QUALITY	DOR CODE	MAP NUM	MKT AREA
06 06	0100		01

NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
20316.00	1.00/				
BAS	2,578	100	2026	2,578	336,584
FGR	695	55	2026	382	49,874
FOP	186	30	2026	56	7,311
FOP	360	30	2026	108	14,100
FUS	470	100	2026	470	61,363
UAT	204	10	2026	20	2,611
TOTALS	4,493			3,614	471,844

223 NW WHITTON CT, LAKE CITY

BLD DATE	LGL DATE	04/20/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		471,844
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		534,344
SOH/AGL Deduction		82,999
ASSESSED VALUE		451,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		399,934
TOTAL JUST VALUE		534,344
NCON VALUE		479,344
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

SALES DATA						
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: 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 \$	