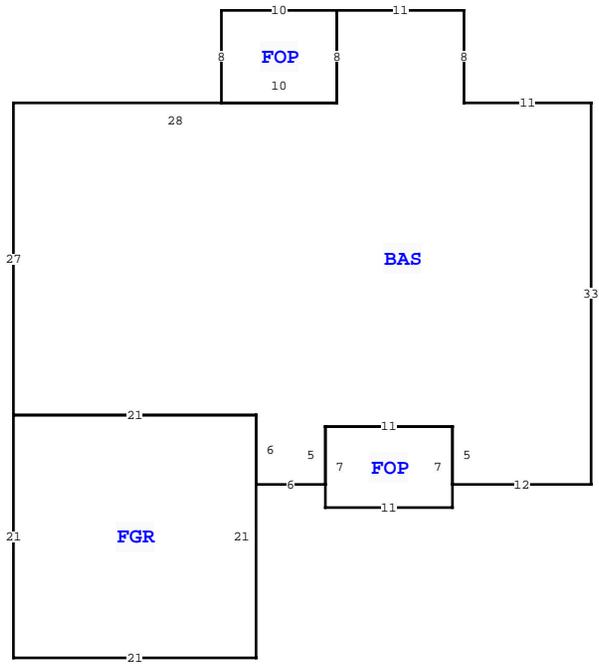


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	
0100	01	1,847	110.2500	123.48	228,068	2021	2021	0	0	4.00	96.00	

1 SINGLE FAM 100% - 2022 Heated Area: 1557 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100		1,557	184,568
FGR	441	55		243	28,806
FOP	77	30		23	2,726
FOP	80	30		24	2,845
TOTALS	2,155			1,847	218,945

234 NW TURKEY CREEK WAY, LAKE CITY

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

EXTRA FEATURES																
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			3.00	100	2022	2021		100	1,920	

TOTAL OB/XF 1,920

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			218,945
TOTAL MARKET OB/XF VALUE			1,920
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			255,865
SOH/AGL Deduction			30,546
ASSESSED VALUE			225,319
TOTAL EXEMPTION VALUE	HX HB 13		225,319
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			255,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40719	SFR	0	10/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1223	9/15/2021	WD Q	Q	I	01	273,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: OAKLEY DANIEL						
1402/2069	1/06/2020	WD Q	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,-20] W11 N8 W11 S8 W28 S27 E21 S6 E6 N5 E11 S5 E12 N33 \$
FGR=[ORIG=-50,7] E21 S21 W21 N21 \$
FOP=[ORIG=-32,-28] E10 S8 W10 N8 \$
FOP=[ORIG=-23,8] E11 S7 W11 N7 \$