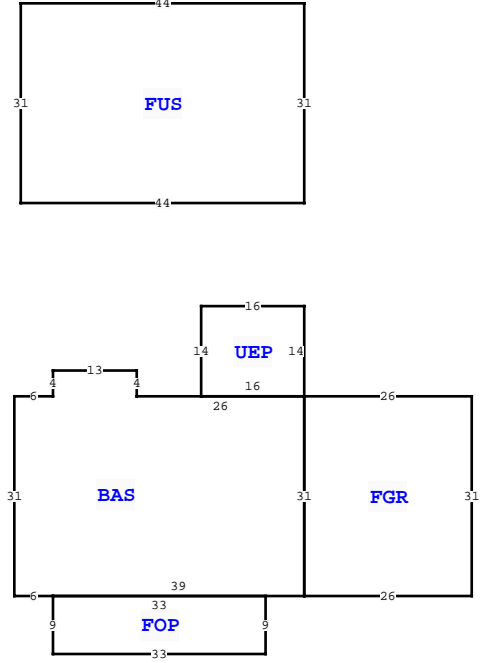


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architactual	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
0100	01	3,477	118.3534	132.56	460,911	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2811 HX Base Yr 2004



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	25316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100		1,447	124,679
FGR	806	55		443	38,171
FOP	297	30		89	7,669
FUS	1,364	100		1,364	117,528
UEP	224	60		134	11,546
TOTALS	4,138			3,477	299,592

131 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1,361.00	UT	0.75	0.75	70	0	0	3	70	715	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0294	SHED WOOD/	0	100	16	30	480.00	UT	12.00	12.00	60	2009	2009	3	60	3,456	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

TOTAL OB/XF 8,271

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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,592
TOTAL MARKET OB/XF VALUE		8,271
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		344,863
SOH/AGL Deduction		131,202
ASSESSED VALUE		213,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,250
TOTAL JUST VALUE		344,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,863

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1554/1078	11/11/2025	LE U	I 14
GRANTOR: WETHINGTON JOHN W			
GRANTEE: WETHINGTON JOHN W (
0991/0771	8/14/2003	GD Q	I 03
GRANTOR: JOHN ERIC ALONSO TE			
GRANTEE: JOHN W & MARY WETHI			

BUILDING NOTES			
SALE PRICE 100			

BUILDING DIMENSIONS			
UEP= N14 W16S14E16SBAS= W26 N4 W13 S4 W6 S31 E6 FOP= S9 E33 N9 W33\$ E39 FGR= E26 N31 W26 S31\$ N31\$ PTR=N30 FUS= N31 W44 S31 E44\$ S30\$.			