

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	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	01
NEIGHBORHOOD/LOC	25416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
BAS	3,216	100	
FCP	770	25	
FDU	256	60	
FOP	32	30	
FOP	160	30	
FOP	224	30	
FST	315	55	
TOTALS	5,701		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,588	125.3725	142.92	655,717	1989	1995	0	0	30.00	70.00	
1 SINGLE FAM 0% - 2024 Heated Area: 3944 HX Base Yr												

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		459,002
TOTAL MARKET OB/XF VALUE		58,126
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		577,128
SOH/AGL Deduction		0
ASSESSED VALUE		577,128
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		577,128
TOTAL JUST VALUE		577,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,615

SALE:2:1: LOT 6 OAK RIDGE ESTATES (4.01 AC)
SALE:1:1: LOT 6, OAK RIDGE ESTATE UNIT III
LAND:1:1: 4.01 ACS..

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042444	Roof Replacement	33,493	07/29/2021
37496	POOL ENCL	169	11/30/2018
25800	MAINT/ALTR	325	05/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1934	6/12/2023	WD Q	Q	I	01	669,900

GRANTOR: ROBINSON CALVIN B JR
GRANTEE: MORGAN DAVID HAMILT
1376/0461 1/04/2019 QC U I 11 100
GRANTOR: CALVIN B JR & ANITA L
GRANTEE: CALVIN B JR & ANITA

EXTRA FEATURES		988 SW RIDGE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 0 0 0
2	0166	CONC, PAVMT	0 0 20 30
3	0280	POOL R/CON	0 0 16 32
4	0166	CONC, PAVMT	0 0 14 140
5	0120	CLFENCE 4	0 0 0 0
6	0294	SHED WOOD/	0 0 10 16
7	0282	POOL ENCL	0 0 31 77

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	0180	FPLC 1STRY	0 0 0 0			1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 0 20 30			1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0280	POOL R/CON	0 0 16 32			512.00	UT	140.00	140.00	100	1992	1992	3	40	28,672	
4	0166	CONC, PAVMT	0 0 14 140			1,960.00	UT	2.00	2.00	100	1993	1993	3	100	3,920	
5	0120	CLFENCE 4	0 0 0 0			250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	
6	0294	SHED WOOD/	0 0 10 16			160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
7	0282	POOL ENCL	0 0 31 77			2,387.00	UT	15.00	15.00	100	2017	2017	3	57	20,409	

LAND DESCRIPTION		TOTAL OB/XF 58,126																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							