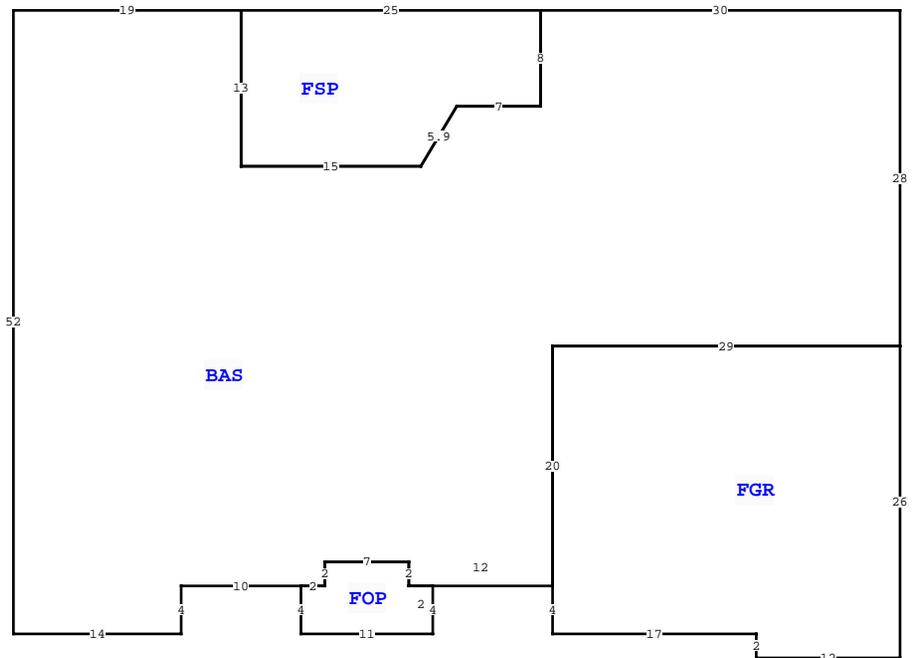


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 2732											
HX Base Yr 2020											



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	28316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100		2,732	323,010
FGR	720	55		396	46,820
FOP	58	30		17	2,010
FSP	283	40		113	13,360
<b>TOTALS</b>	<b>3,793</b>			<b>3,258</b>	<b>385,200</b>

379 NW SYLVI DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,232.00	UT	2.00	2.00	100	2005	2005	3	100	4,464	
3	0120	CLFENCE 4	0	100	0	280.00	UT	7.50	7.50	100	2007	2007	3	100	2,100	
4	0280	POOL R/CON	0	100	0	402.00	UT	70.00	70.00	100	2020	2020	3	91	25,607	
5	0166	CONC, PAVMT	0	100	0	520.00	UT	2.25	2.25	100	2020	2020	3	100	1,170	

TOTAL OB/XF 35,341

LAND DESCRIPTION																								
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-2	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			385,200
TOTAL MARKET OB/XF VALUE			35,341
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			455,541
SOH/AGL Deduction			120,734
ASSESSED VALUE			334,807
TOTAL EXEMPTION VALUE			51,411
HX HB			
BASE TAXABLE VALUE			283,396
TOTAL JUST VALUE			455,541
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050906	Remodel	4,931	09/25/2024
000041743	Roof Replacement	18,670	04/15/2021
40214	POOL	0	07/24/2020
22046	SFR	784	07/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0969	8/15/2019	WD Q	Q	I	01	309,500
GRANTOR: MICHAEL C & SARAH M K						
GRANTEE: ROBERT DANIEL HUGHE						
1294/1988	5/06/2015	WD Q	Q	I	01	265,000
GRANTOR: JASON W & TINA M WILL						
GRANTEE: MICHAEL C & SARAH M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 FSP= W25 S13 E15 R3 U5 E7 N8\$ S8 W7 D5 L3 W15 N13 W19 S52 E14 N4 E10 FOP= S4 E11 N4 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR= S4 E17 S2 E12 N26 W29 S20\$ N20 E29 N28\$.