

COMM SW COR OF SEC, E 33.04 FT F  
208.76 FT, E 422.82 FT, S 208.84  
OF SEC, W 417.40 FT TO POB.

NICKODAM DUSTIN/LUNDE EMILY  
525 SW HUNTER RD  
LAKE CITY, FL 32024

**2026**

30-3S-16-02411-012  
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
07	07				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	01		
	NEIGHBORHOOD/LOC	30316.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100		1,717	229,183
FGR	462	55		254	33,903
FHS	294	60		176	23,492
FOP	274	30		82	10,945
FOP	280	30		84	11,212
TOTALS	3,027			2,313	308,736

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,313	121.9680	139.04	321,600	2021	2021	0	0	4.00	96.00
1 SINGLE FAM			100% - 2022	Heated Area: 2011		HX Base Yr 2022					

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			308,736
TOTAL MARKET OB/XF VALUE			960
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			349,696
SOH/AGL Deduction			40,546
ASSESSED VALUE			309,150
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			257,739
TOTAL JUST VALUE			349,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041275	SFR		02/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2764	8/25/2020	WD	U	V	30	100

GRANTOR: GUSSIE M MACLAREN, JE  
GRANTEE: DUSTIN MICKODAM & E

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=70,10] S8 S7 W17 S16 W7 W1 D2L2 S6 D2R2 E1 E7 S13 E12 N2 E5 N8 E22 N44 W22 \$	
FGR=[ORIG=70,54] S8 S10 S3 E22 N21 W22 \$	
POP=[ORIG=70,18] W24 S23 E7 N16 E17 N7 \$	
FOP=[ORIG=46,51] S20 E19 S1 E5 N10 W5 S2 W12 N13 W7 \$	
FHS=[ORIG=109,50] S21 E14 N21 W14 \$	

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	320.00	UT	3.00	3.00	100	2022	2021		100	960	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							