

COMM INTERS W LINE OF E1/2 OF NW
& N R/W US-90 NE ALONG R/W 1065.
POB, RUN NW 210.77 FT, NE 314.18

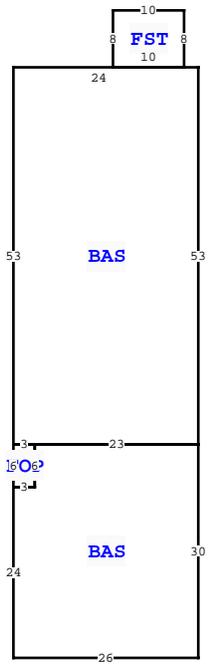
LEWIS & LEWIS INS AGENCY INC
1313 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

31-3S-17-05950-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	762	100	
BAS	1,378	100	
FOP	18	30	
FST	80	50	
TOTALS	2,238		2,185 85,827

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0									Heated Area: 2140 HX Base Yr	



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VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		85,827		
TOTAL MARKET OB/XF VALUE		4,846		
TOTAL LAND VALUE - MARKET		204,483		
TOTAL MARKET VALUE		295,156		
SOH/AGL Deduction		0		
ASSESSED VALUE		295,156		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		295,156		
TOTAL JUST VALUE		295,156		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		292,895		
LAND: 2:1: DEEP RAVINE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000044294	Roof Replacement	17,000	04/27/2022	
2056	REMODEL	124	03/01/2011	
2131	ADDN COMM	331	07/18/2001	
44294	METAL ROOF			
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	
0841/0987	6/26/1997	WD Q	I	
GRANTOR: CAROLYN HAMMONS AS PR			SALE PRICE	
GRANTEE: LEWIS & LEWIS INSUR			140,000	
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W2 FST= N8 W10 S8 E10\$ W24 S53 FOP= S6 E3 N6 W3\$ E3 BAS= S6 W3 S24 E26 N30 W23\$ E23 N53\$.				

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,371	
2	0166	CONC, PAVMT	0	0	0	950.00	UT	1.50	1.50	100	2001	2001	3	100	1,425	
3	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
														TOTAL OB/XF	4,846	

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	1700	C	1STORY OFF	0		*CG	120.00	200.00	23,980.00	SF		1.00	1.00	1.00	8.50	8.50	203,830							
2	9600	C	WASTELAND	0		00	0.00	0.00	26,133.00	SF		1.00	1.00	0.05	0.50	0.03	653							