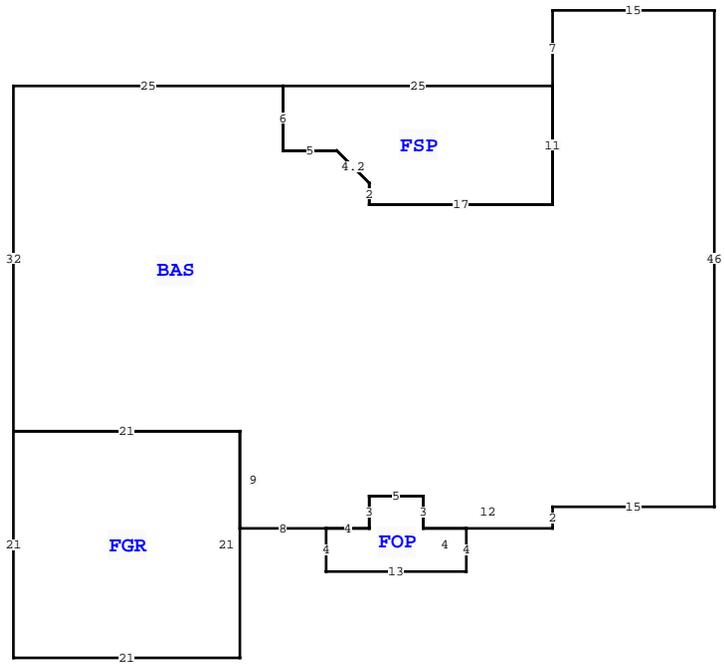


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	33316.00 1.00/

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% - 2019									
Heated Area: 2297						HX Base Yr 2019					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,361
TOTAL MARKET OB/XF VALUE		7,490
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		319,851
SOH/AGL Deduction		90,199
ASSESSED VALUE		229,652
TOTAL EXEMPTION VALUE	HX HB 13	229,652
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051227	Roof Replacement	22,457	10/24/2024
24589	SFR	680	06/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/645	10/09/2024	QC	U	I	11	100

GRANTOR: LUCIER NELSON
GRANTEE: LUCIER NELSON

1412/2259	6/04/2020	WD	U	I	30	100
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GRANTOR: NELSON S LUCIER
GRANTEE: NELSON LUCIER, DANIE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	239,872
FGR	441	55		243	25,376
FOP	67	30		20	2,088
FSP	240	40		96	10,025
TOTALS	3,045			2,656	277,361

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	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,830.00	UT	3.00	3.00	100	2007	2007	3	100	5,490	

536 SW HEATHRIDGE DR, LAKE CITY						BLD DATE		LGL DATE		04/14/2026	MLU
						XF DATE		LAND DATE			
						INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 S7 FSP= W25 S6 E5 D3 R3 S2 E17 N11\$ S11 W17 N2 L3 U3 W5 N6 W25 S32 FGR= S21 E21 N21 W21\$ E21 S9 E8 FOP= S4 E13 N4 W4 N3 W5 S3 W4\$ E4 N3 E5 S3 E12 N2 E15 N46\$.											

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							